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City of Mission Viejo GENERAL PLAN



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CITY OF MISSION VIEJO

CITY COUNCIL

Mayor Christian Keena
Mayor Pro Tem Victoria Jaffe
Councilman William Craycraft
Councilman Robert Curtis
Councilman Norman Murray

PLANNING COMMISSION

Chairman Craig Galbraith
Vice Chairman Ben Meharg
Commissioner Robert Breton
Commissioner Joseph Lowe
Commissioner Marianne Yee

GENERAL PLAN ADVISORY COMMITTEE

City Council

Planning Commission

Representatives:

Traffic Commission:

Chairwoman Marilyn MacDougall

Parks & Recreation Commission:

Chairwoman Cheryl Knox

Phil Hadden - Alternate

School Districts:

Bill Manahan - Saddleback Valley USD

Mary Lou Smith - Alternate, Saddleback Valley USD

David Doomey - Capistrano USD

Water Districts:

Jim Smith - Moulton Niguel Water District

Robert Regan - Santa Margarita Water District

Mission Viejo Company:

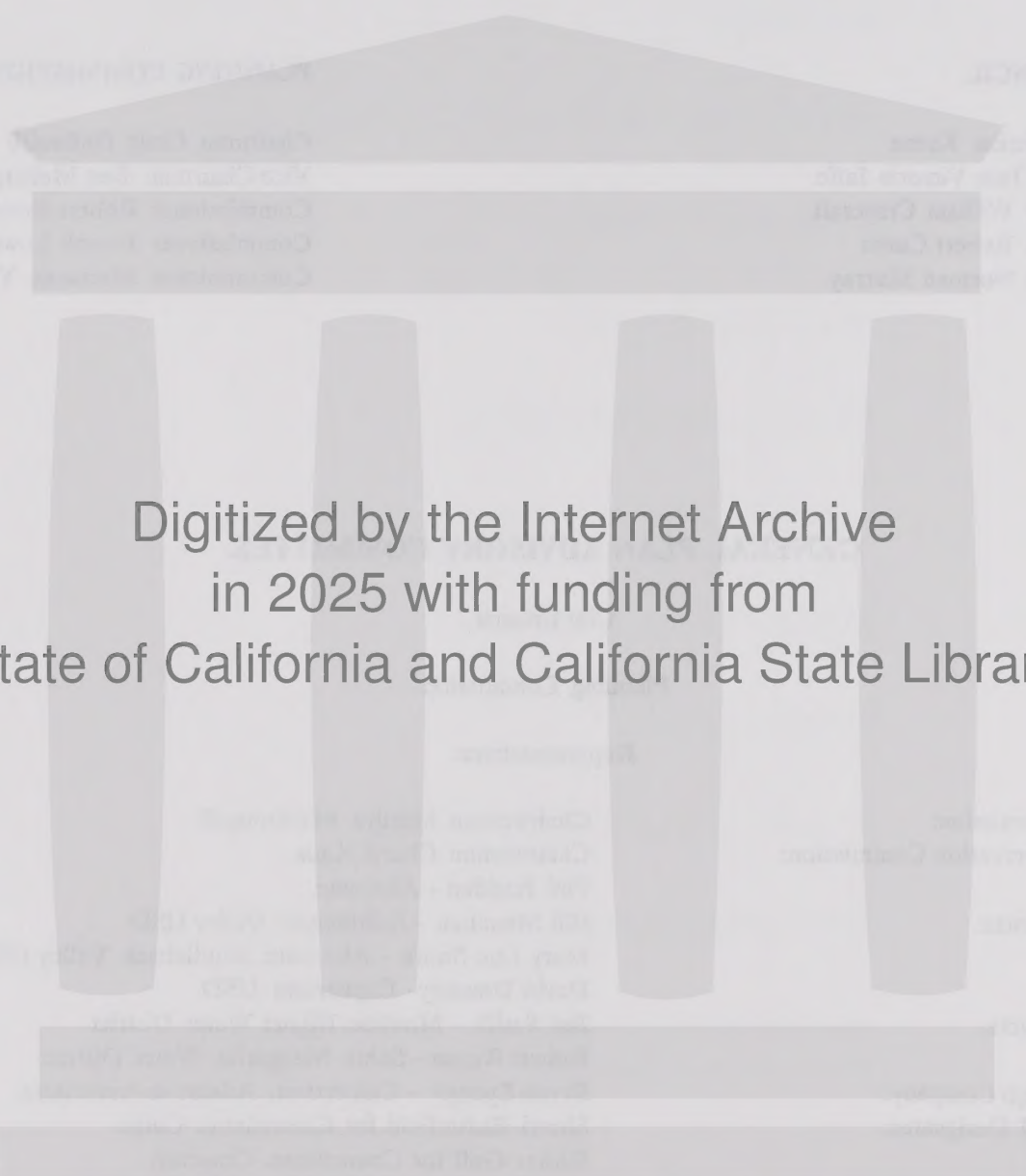
Bryan Speegle - Culbertson, Adams & Associates

City Council Designates:

Sherri Butterfield for Councilman Curtis

Esther Goff for Councilman Craycraft

OCTOBER 8, 1990



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COMMUNITY DEVELOPMENT DEPARTMENT

Clinton Sherrod, Director of Community Development
Mary Annala Oien, Project Coordinator
Charles Wilson, Senior Planner

Karen Verlaan, Associate Planner
John Anderson, Planner

CONSULTANTS TO THE CITY IN PREPARATION OF THE GENERAL PLAN

COTTON/BELAND/ASSOCIATES, INC.
Urban and Environmental Planning
Pasadena and Encinitas

Parsons Brinckerhoff Quade Douglas
Alfred Gobar Associates
Mestre Greve Associates

Transportation
Economic Development
Noise

OCTOBER 8, 1990

RESOLUTION 90- 91

A RESOLUTION OF THE CITY OF MISSION VIEJO CITY
COUNCIL ADOPTING THE CITY OF MISSION VIEJO
GENERAL PLAN

WHEREAS, the City of Mission Viejo incorporated on March 31, 1988; and

WHEREAS, the City of Mission Viejo was required under the provisions of 65360 of the Government Code to prepare a General Plan within 30 months of incorporation; and

WHEREAS, in response to that obligation the City employed a city planning staff, retained a city planning firm, Cotton/Beland/Associates, conducted a public survey, held a public workshop, and created a General Plan Advisory Committee to assist with the preparation of a public hearing draft of the General Plan; and

WHEREAS, the General Plan Advisory Committee met 19 times at noticed public meetings during the period from August 31, 1989 to June 14, 1990 in order to glean public input and formulate a draft document suitable for public hearings; and

WHEREAS, a General Plan public hearing draft dated June 26 consisting of a Land Use Policy Map and the following elements: Land Use, Housing, Circulation, Conservation and Open Space, Public Safety, Noise, Public Facilities, and Economic Development was prepared and distributed as required by state and local law; and

WHEREAS, a joint study session was held among the City Council, Transportation and Traffic Commission and the Planning Commission to review components of the draft General Plan on June 26, 1990; and

WHEREAS, the Planning Commission conducted public hearings pertaining to the proposed General Plan on July 10, 1990, July 24, 1990, August 8, 1990, September 18, 1990 and October 1, 1990; during this time interested persons had opportunity to testify and submit comments and the Planning Commission questioned staff, consultants and others who testified regarding the proposal; and

WHEREAS, the City's Transportation and Traffic Commission reviewed the proposed Transportation Element on July 18, 1990 and September 19, 1990 and furnished its recommendation to the Planning Commission; and

WHEREAS, the City of Mission Viejo City Council conducted public hearings pertaining to the proposed General Plan on August 8, 1990, September 10, 1990 and September 24, 1990; during which interested persons had opportunity to testify and submit comments

and the City Council questioned staff, consultants and others who testified; and

WHEREAS, the proposed General Plan was furnished to the following: County of Orange E.M.A., U.S. Marine Corps El Toro, State Air Resources Board, State Office of Historic Preservation, State Department of Parks and Recreation, Regional Water Quality Board Region 8, State Reclamation Board, Native American Heritage Commission, California Waste Management Board, State Department of Conservation, State Public Utilities Commission, State Office of Permit Assistance, Cities of Laguna Niguel and San Juan Capistrano, Orange County Flood Control District, South Coast Air Quality Management District, State Department of Fish and Game, Transportation Corridor Agency, California Energy Commission, State Department of Forestry, State Department of Health, Local Area Formation Commission, State Water Resources Control Board, California Highway Patrol, State Land Use Commission, State Department of Food and Agriculture, Santa Marguerite Water District, Moulton Niguel Water District, Southern California Edison Co., San Diego Gas and Electric Co., Saddleback Community College District, Saddleback Valley Unified School District, Capistrano Unified School District, Orange County Fire Department, Orange County Sheriff Department, State Department of Transportation, CALTRANS District 12, Orange County Airport Land Use Commission, Mission Viejo Company, Santa Margarita Company, Southern California Association of Governments, Federal Highway Authority, U.S. Department of Interior, and U.S. Fish and Wildlife; and

WHEREAS, the proposed General Plan was on display at the following locations:

Public Counter, Mission Viejo City Hall
26522 La Alameda, Suite 190, Mission Viejo, CA. 92691.

Oso Viejo Community Center, 24932 Oso Viejo Road,
Mission Viejo, California 92692

Mission Viejo Branch of Orange County Library
24851 Chrisanta
Mission Viejo, CA 92691

WHEREAS, pursuant to State Government Code, the State Department of Housing and Community Development reviewed a preliminary draft of the proposed Housing Element; by letter dated July 31, 1990, the Department provided comments and suggestions for modification of the Element; and changes pursuant to those suggestions were incorporated into the proposed Housing Element; and

WHEREAS, pursuant to State Government Code Section 65302(g),

the Division of Mines and Geology of the State Department of Conservation reviewed a draft of the Public Safety Element; by letter dated August 14, 1990, the Division provided comments and suggestions for modification of the Element; and changes pursuant to those suggestions were incorporated into the proposed Public Safety Element; and

WHEREAS, the final proposed General Plan and all of its constituent parts are properly integrated, internally consistent and compatible; and

WHEREAS, the City of Mission Viejo City Council on October 8, 1990 certified the Final Environmental Impact Report for the City of Mission Viejo General Plan; and

WHEREAS, the California Government Code requires an annual report to City Council on the status of the General Plan and progress in its implementation; this annual report will monitor the mitigation of environmental effects set forth in the Final Environmental Impact Report.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF MISSION VIEJO AS FOLLOWS:

SECTION 1

That the City of Mission Viejo City Council hereby finds that the June 26, 1990 draft of the City of Mission Viejo General Plan with the changes attached to this resolution marked Exhibit A, in sum, constitute a comprehensive General Plan for the City's future which complies with state and local laws and guidelines. That Plan consists of Use Policy Map, Land Use, Housing, Circulation, Conservation, Open Space, Public Safety, Noise, Public Facilities, and Economic Development Elements.

SECTION 2

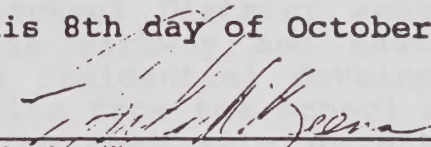
That the City of Mission Viejo City Council hereby adopts the June 26, 1990 draft of the General Plan with the changes enumerated in the Exhibit A attached to this resolution. City staff and its consultants are authorized to make grammatical, typographical and similar type nonsubstantive changes, approved by the City Manager, in order to clarify the final document.

SECTION 3

The Council finds that this resolution is necessary for the general peace, health, and safety of the City and its residents. Although the City has diligently pursued the preparation, review, and public consideration of a comprehensive General Plan, the City, as a newly incorporated City, prior to the date of this resolution, does not have an adopted General Plan or the mandatory elements thereto. Without an adopted General Plan, any land use development

entitlement granted by the City may be set aside. Such action would (1) create serious, lengthy, and costly delays in the development process, thereby increasing the cost of development to developers and consumers; 2) disrupt and disturb the development review process, creating confusion and undermining public confidence; and 3) frustrate the ability of the City to plan and implement necessary and desirable programs that will preserve and enhance the quality of life in the City of Mission Viejo. This resolution therefore constitutes an urgency measure and shall become effective upon its adoption.

PASSED, APPROVED AND ADOPTED this 8th day of October, 1990.


Christian W. Keena, Mayor

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Mission Viejo at a regularly

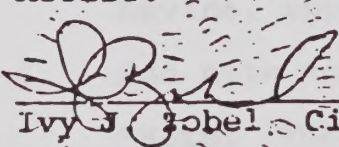
scheduled meeting thereof, held on the 8th day of October, 1990, by the following vote of the Council:

AYES: Craycraft, Curtis, Jaffe, Keena, Murray

NOES: None

ABSENT: None

ATTEST:


Ivy J. Zobel, City Clerk

ccreso\gp10-1

EXHIBIT "A"
10-8-90

Title Page

1. Include Commissioner Meharg's title of Vice Chairman.

Land Use Map

1. Designate the southwest corner of Oso Parkway and Country Club Drive Office Professional.
2. Add an alternative land use designation of Residential 6.5 for the Capistrano Valley Unified School District school site number 210 (northerly of Alicia Parkway and easterly of Olympiad Rd) provided that the residential development is operative only upon written notice from the school district that there will not be school on that site or after five years, whichever event occurs first.
3. Expand the Highway Commercial designation between the Foothill Transportation Corridor and Los Alisos Boulevard westerly to the boundary of the Residential site in Planning Area 16 North.
4. Add a third option of Business Park to the portion of Planning Area 67 which lies south of the power lines, making the land use designation Office Professional/Residential 30/Business Park.
5. Designate the property southerly of Casta del Sol Drive between the Marguerite Recreation Center and the Oso Creek Ravine, approximately six acres, Residential 6.5.
6. Add note to the bottom of map:

"Note: The development of certain properties included in the General Plan are controlled by the Mission Viejo Development Agreement. See INTRODUCTION TO THE GENERAL PLAN, pages 1-2, of the General Plan text."

General Plan Introduction

1. Page 1, add the following paragraph to "Planning for the Future":

"DEVELOPMENT AGREEMENT; CAUTIONARY NOTE: This General Plan is a long-range plan for the future development of the City of Mission Viejo. It should be noted, however, that the development of certain properties included in this General Plan are controlled by the Mission Viejo Development Agreement which was adopted by the Board of Supervisors on October 26, 1987. Unless terminated at an earlier date, the Development

General Plan Introduction Continued

Agreement will expire on March 30, 1996. The Development Agreement was recorded October 29, 1987 as Instrument No. 87-605108 of Official Records in the Office of the County Recorder of Orange County, California. The specific properties covered by the Development Agreement are described in Exhibit "A" and Exhibit "C" to the Development Agreement. These properties will be hereinafter referred to as the "Covered Properties."

For the duration of the Development Agreement, development of the Covered Properties is governed by the Development Agreement and the ordinances, resolutions, County General Plan, Mission Viejo Planned Community Development Plan, and Supplemental Text, only to the extent such ordinances, resolutions, County General Plan, Mission Viejo Planned Community Development Plan and Supplemental Text are consistent with and part of the Development Agreement, recorded March 19, 1986 as Instrument No. 86-108280, and development approvals, on the effective date of said Development Agreement. The maintenance of, and the right to continue, any use or improvement on the Covered Properties shall be governed by the General Plan, the elements of the General Plan, and any ordinance or resolution adopted by the Council in the furtherance and implementation of the General Plan.

A copy of the Development Agreement may be obtained from the County Recorder. It is also available upon request from the City's Community Development Department."

Land Use Element

1. Page 5, replace the discussion of the Development Agreement with the following:

"DEVELOPMENT AGREEMENT; CAUTIONARY NOTE: This General Plan is a long-range plan for the future development of the City of Mission Viejo. It should be noted, however, that the development of certain properties included in this General Plan are controlled by the Mission Viejo Development Agreement which was adopted by the Board of Supervisors on October 26, 1987. Unless terminated at an earlier date, the Development Agreement will expire on March 30, 1996. The Development Agreement was recorded October 29, 1987 as Instrument No. 87-605108 of Official Records in the Office of the County Recorder of Orange County, California. The specific

Land Use Element Continued

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A copy of the Development Agreement may be obtained from the County Recorder. It is also available upon request from the City's Community Development Department."

2. Page 8, add "Policy 1.6: Site all future residential units a minimum of fifty feet from the edge of the Foothill Transportation Corridor to reduce air quality impacts."
3. Page 9, modify Policy 2.9 to read: "Designate compatible land uses for environmentally sensitive land areas."
4. Page 10, add "Policy 2.16: Recognize the potential for land uses within City of Mission Viejo have on adjoining land uses within surrounding incorporated and unincorporated communities."
5. Page 11, add "Policy 3.9: Encourage the accessibility and useability of private and public buildings for the disabled."
6. Page 11, add "Policy 3.10: Reduce direct views of the Foothill Transportation Corridor through the application of appropriate site design techniques."
7. Page 12, add "GOAL 5.0: Differences between the intensity and density of development provided in the General Plan and the

Land Use Element Continued

Development Agreement, as referred to the Cautionary Notes to the General Plan and Land Use Element should be minimized or eliminated wherever possible."

8. Page 12, and "Policy 5.1: Zoning map amendments, tentative subdivision maps, and all other discretionary entitlements necessary to effectuate development of property in a manner consistent with the General Plan and the Land Use Element shall not become effective until the Development Agreement has been amended in appropriate manner, as determined by the Council in all circumstances where the intensity and density of uses designated in the General Plan and Land Use Element are more intense or more dense than allowed as a matter of right pursuant to the provisions of the Development Agreement.
9. Page 15, include a general description of the location of the commercial intensive area. "Generally, the borders of the Commercial Intensive Overlay Area include the Southern California Edison Easement (which crosses Crown Valley Parkway) to the north, Marguerite Parkway to the south, Medical Center Drive to the east, and Interstate 5 Freeway to the west."
10. Page 24, revise Office Professional/Residential 30 to include Business Park:

"Office Professional/Residential 30/Business Park: This mixed use designation includes the Office Professional, Residential 30, and Business Park categories and allows any one of those categories to exist individually on a site, or to be combined with either or both of the other categories on the same site or as a single project. All uses described for each single land use designation earlier in the Land Use Element are allowed as described in those individual categories. The maximum intensity of development is a floor area ratio of 1.5:1 for Office Professional, and 1.0:1 for Business Park, and a maximum residential density is 30 dwelling units for gross acre of land."
11. Page 24, modify the Community Facility description to state "community theater".
12. Page 24, add "child care facilities" to the list of uses allowed under the Community Facility designation. 7/24/90
13. Page 24, add a paragraph and a table which illustrates the land use designations that provide for community facilities.

Land Use Element Continued

"In addition to the Community Facilities designation, community facility uses are allowed under a number of other land use designations. The other designations are identified in the table below, but the precise locations for specific community facility uses will be identified through zoning.

Land Use Designations	Community Facility Uses
Residential	
Residential 3.5	X
Residential 6.5	X
Residential 14	X
Residential 30	X
Office	
Office/Professional	X
Mix Use	
CN/CF/R14	X
CH/OP	X
OP/R30/BP	X"

14. Page 25, add to the end of the description of Recreation/Open Space: "Distinctions between the active recreation/open spaces and the passive recreation/open areas including wilderness areas will be made in the Development Code and the Zoning Map in implementing the General Plan."
15. Page 27, include a general description of the location of the special study area. "Generally, the borders of the Specific Plan Study Area include the Southern California Edison Easement (which crosses Crown Valley Parkway) to the north, Via Escolar to the south, the eastern City limits to the east, and Interstate 5 Freeway to the west; however, an additional portion of the City located along Cabot Road located south of Oso Parkway is also included."

Housing Element

1. Page 3, replace existing paragraph under citizen participation to read as follows:

Housing Element Continued

"There was a considerable amount of public participation, both direct and indirect, in the formulation of Mission Viejo's housing goals and policies, and in the development of a Land

Housing Element Continued

Use Plan which determines the extent and density of future residential development in the community.

As part of the preparation of the City's first General Plan, a series of 19 meetings were conducted with the General Plan Advisory Committee (GPAC). GPAC meetings were advertised in the Saddleback Valley News, and meeting agendas were posted at the library, City Hall and at two community fire stations. opportunity for public comment was provided at the beginning and end of each GPAC meeting.

A Community Attitude Survey was conducted at the beginning of the program to solicit resident response to planning issues, constraints and opportunities to be addressed in the General Plan. Questionnaires were mailed to a random sample of 5,000 households in the City. The results of the questionnaire have been incorporated into the General Plan as appropriate, and will also be utilized for future planning purposes in the City.

Public participation was also provided through an open house workshop in which the public was invited to review the General Plan land use alternatives, and to provide comments or ask questions of City staff and the General Plan consultants. The workshop was conducted on a Saturday to enable attendance by residents who were unable to attend during the week. The workshop was advertised in both the Orange County Register and the Saddleback Valley News.

Copies of the public hearing draft General Plan were distributed to interested agencies and individuals, and copies were available for review or purchase at City Hall. The draft General Plan underwent additional review at public hearings held before the Mission Viejo Planning Commission and City Council. At that time, the appointed and elected officials heard public testimony concerning the adequacy of the Draft General Plan. Public hearings on the Plan were noticed in the Los Angeles Times, Orange County Register and Saddleback Valley News, with notices directly mailed to homeowner associations in the City and the Chamber of Commerce. Draft copies of the General Plan were available for review or purchase at City Hall."

2. Page 28, revise the discussion of education:

"EDUCATION: Increases in the number of families with school-aged children in Mission Viejo have resulted in some

Housing Element Continued

overcrowding in elementary schools throughout the City. As permitted under AB-2926, AB-235, and AB-181, the Capistrano Unified School District and the Saddleback Valley Unified School District, which both serve the City of Mission Viejo, levy developer fees on new construction. Currently, developer fees are charged at a rate of \$1.58 per square foot for residential development and \$.26 per square foot for commercial and industrial development (except as otherwise amended). These local and State fees account for some of the funding available to school districts including Mello-Roos Community Facility Districts, Certificates of Participation, and General Obligation Bonds.

The Mello-Roos Community Facilities Act gives school districts and other local governmental agencies the authority to finance new facilities through special tax assessments. As stated above, Capistrano and Saddleback Valley Unified School Districts receive funding from the formation of Mello-Roos Community Facilities District. Mello-Roos assessment districts are established geographically and property owners are assessed a special tax which pays for school facilities. The special tax is determined by a formula outlined in the Rate and Method tax table established in the Community Facilities District."

3. Page 31, add the following paragraph at the end of the page:

"In an effort to achieve additional affordable units, the City will work with Barratt American to achieve a portion of the 380 condominium units approved for development in the Pacific Hills project to be priced and set aside for occupancy by lower income households. All other projects in the City with existing development commitments either have approved site plans or are already priced within the range of affordability for moderate income households."

4. Page 33, replace existing paragraph under community Development Block Grant to read as follows:

"1. Community Development Block Grant: Through the Community Development Block Grant (CDBG) program, HUD provides grants and loans to local governments for a range of community development activities benefit low and moderate income households, including residential rehabilitation programs. Prior to incorporation, CDBG programs in Mission Viejo were administered by the Orange County Department of Housing and Community Development (HCD) under its Urban County Program. In July of 1990, the City of Mission Viejo entered into a

Housing Element Continued

cooperative agreement with the County providing for the City's participation in the Urban County Housing and Community Development Block Grant Program for fiscal years 1991, 1992, 1993.

The City has appointed a City staff liaison to oversee the CDBG program and to coordinate compilation of proposed projects for the County's consideration. Mission Viejo could receive between \$50,000-\$200,000+ annually in CDBG funds depending on its success in competing with other member cities and unincorporated areas. The staff liaison will aggressively pursue funding for the City to implement the following programs:"

5. Page 34, delete "which the city may choose to modify when it begins administration of the program" from the second sentence under CDBG Rehabilitation Loans. 8/20/90
6. Page 35, modify the fourth sentence under CDBG Senior/Disabled Repair Grants to read:

"In consideration of Mission Viejo's growing elderly population, this is an appropriate program for the City to pursue."
7. Page 35, modify the last sentence under Deferred loans to read:

"Through its cooperative agreement with the County, Mission Viejo will take advantages of the deferred loans program to address any unmet housing rehabilitation needs."
8. Page 35, modify the last sentence under Home Weatherization Improvements to read: "In order to expand utilization of these programs, the City will provide informational brochures at the public counter and at the Mission Viejo Community Center."
9. Page 36, modify the first sentence of the second paragraph under Condominium Conversion Ordinance to read:

"The City of Mission Viejo shall adopt a Condominium Conversion Ordinance within the next two years to reinforce noticing and right of first purchase requirements established by the State and will actively pursue funding to provide interest rate write-downs to low- and moderate income tenants wishing to purchase their units."

Housing Element Continued

10. Page 37, modify the last sentence in paragraph under Site Suitability Criteria to read: "Criteria for affordable housing will be integrated into the City's Development Code which is currently under preparation."
11. Page 39, Modify the last sentence in the third paragraph under Section 8 Rental Assistance Payments/Housing Vouchers to read: "The City will facilitate use of the Section 8 program in its jurisdiction by encouraging apartment owners to list available rental units with the County Housing Authority for potential occupancy by tenants receiving Section 8 certificates."
12. Page 43, modify the last sentence in fifth paragraph under Non-Profit Housing Development to read: "The City will actively support local non-profit groups to facilitate the development and improvement of both senior citizen and low cost housing in Mission Viejo."
13. Page 44, modify second to last sentence in third paragraph under Home Sharing to read: "the City will assist in program outreach efforts through placing advertisements in the City's Senior newsletter and in the Saddleback Valley News."
14. Page 44, modify the first sentence in third paragraph under Reverse Mortgage program to read: "The City will coordinate with an existing social service group, such as South County Senior Services, in establishing a reverse mortgage program for seniors."
15. Page 45, modify last sentence of third paragraph under Shared Equity Program to read: "The City shall work with the County Housing Authority and/or a local non-profit to pursue a shared equity program to offer an alternative homeownership option for low and moderate income households."
16. Page 46, replace last sentence under Efficient Processing with the following:

"Nonetheless, the evaluation and review procedure contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. In order to streamline review times for affordable housing projects, the City will establish a system for priority review of affordable housing applications."
17. Page 47, replace the last sentence under Equal Housing Opportunity Services with the following:

Housing Element Continued

"As a cooperating City in the urban county program, Mission Viejo is a member of the Fair Housing Council. The City's staff liaison with County will refer fair housing cases to the Housing Council as they are brought to the attention of the City. In an effort to provide outreach, the City will place program brochures at the public counter, the Community Center and the library, which describe the services of the Fair Housing Council and identify the City contact person."

18. Page 48, modify 5 year Goal under Community Development Block Grant to read: "Appoint staff liaison to aggressively pursue CDBG funding and oversee program implementation."
19. Page 48, modify Time Frame under Community Development Block Grant to read: "Within one year."
20. Page 48, modify Time Frame under CDBG Rehabilitation Loans to read: "Within one year."
21. Page 48, modify Time Frame under Deferred Loans to read: "Within one year."
22. Page 48, modify Time Frame under Home Rehabilitation Improvements to read: "With in one year."
23. Page 50, modify Time Frame under Efficient Processing to read: "Within two years."
24. Page 50, modify Program Objective under Equal Housing Opportunity Services to read: "Provide tenant/landlord counseling, housing discrimination response, and housing related services through the O.C. Fair Housing Council."
25. Page 50, modify 5 Year Goal under Equal Housing Opportunity Services to read: "Establish City staff liaison to direct complaints to Fair Housing Council. Provide fair housing brochures at key community locales."

Circulation Element

1. Page 4, add collector streets to the first paragraph so it reads as follows: "the Mission Viejo community's historical development of local, collector and arterial streets has provided the basis for a safe, efficient roadway system."
2. Page 5, insert an additional Policy after Policy 1.11: "Identify, develop, and implement mitigation measures to

Circulation Element Continued

minimize through traffic on existing local and collector streets."

3. Page 6, include in the Circulation Element a policy 1.17, "Review development proposals outside City boundaries to determine the impacts of said development on City arterials." 7/24/90
4. Page 6, add Policy 1.18, "Periodically review critical intersections and roadways and recommend "special studies areas" to confirm the feasibility of implementing "critical intersection improvements" in the future for Marguerite and Alicia Parkways.
5. Page 6, add Policy 1.19, "Designate Crown Valley Parkway as a "special study areas" to confirm the feasibility of implementing "critical Intersection" improvements along this roadway corridor and the I-5/405 freeway interchange."

Related Changes:

Page 18, revise discussion regarding the Crown Valley Parkway special study area: "A special study area has been designated for Crown Valley Parkway corridor east of the San Diego Freeway."

Page 19, revise figure C-1 to illustrate the revised Crown Valley Parkway special study area.

6. Page 6, add Policy 1.20, "Designate Cabot Road/Camino Capistrano roadway connection as a special study area to confirm the feasibility of implementing the proposed roadway connection."

Related Changes:

Page 18, add the Cabot Road/Camino Capistrano roadway connection special study area to "Master Plan of Streets" discussion.

"An additional special study area has been designated for the area surrounding the future connection of Cabot Road and Camino Capistrano, west of the San Diego Freeway. The study will be conducted to examine special alternatives for connecting these two roadways in the future."

Page 19, revise figure C-1 to illustrate the Cabot Road/Camino Capistrano road way connection special study area.

Circulation Element Continued

7. Page 7, include a policy 2.5 stating the desire of the City to "Encourage the development of a roadway connection of Camino Capistrano and Cabot Road."
8. Page 8, add to policy 3.7 "through the encouragement of positive government incentives for ridesharing."
9. Page 11, add the following wording:

"Equestrian facilities and trails may be added to supplement recreational resources in the community. Potential sites include the area around the Upper Oso Reservoir and area around the old sand and gravel operation in the south part of the City."
10. Page 12, revise Policy 5.6 to state "Provide bicycle racks or storage facilities at all areas of public forum whenever possible."
11. Page 12, modify Policy 5.7 to state, "Utility easements and/or right-of-way along flood control channels, public utility right-of-ways, railroad right-of-ways, and street right-of-ways for bicycle and/or equestrian trails."
12. Page 12, add a policy 5.8 to "Explore potential trail linkages with the regional equestrian trails whenever possible."
13. Page 13, delete the following section from the parking introduction: "At the same effective transportation demand management programs usually include parking policies which restrict or put a charge on parking. These two competing interests must be carefully balanced to ensure adequate parking provisions which do not encourage unnecessary vehicle travel."
14. Page 14, establish a goal to "Encourage the development of adequate recreational vehicle storage areas within the City" and a policy to "Ensure that priority for recreational vehicle storage is given to the citizen of the City of Mission Viejo."
15. Page 18, include in the Circulation Element a statement which identifies and defines the concept of a "critical intersection". "A "critical intersection" is an arterial intersection which requires additional lanes in order to maintain efficient traffic operations. Provision of additional lanes may require additional right-of-way beyond the standard provided within the typical arterial cross

Circulation Element Continued

sections. Alternatively, these additional lanes could be accommodated by removing on-street bike lanes or reducing parkway width."

16. Page 18, include in the Circulation Element a statement which identifies and defines the concept of a "special study area". "A "special study area" designates an area of the City's circulation system for which capacity improvements are required, and a comprehensive evaluation of detailed improvement options is needed to identify preferred solutions. The detailed study will identify improvement options (physical capacity improvements or demand reduction strategies), circulation benefits, right-of-way needs, implementation costs, financing options, and impacts on private properties."

Conservation/Open Space Element

1. Page 2, add to the description of City of Mission Viejo Land Use Element: "Distinctions between the active recreation/open spaces and the passive recreation/open areas including wilderness areas will be made in the Development Code and the Zoning Map in implementing the General Plan."

2. Page 7 and 8, include mineral resource management policies.

"Open space in the southeast portion of the City also includes previously mined sand and gravel mineral resources."

Revise Policy 3.2: "Preserve important mineral resources by maintaining their location within the Recreation/Open Space land use designation to avoid substantial urban development which may preclude access to the resource."

3. Page 8, change "Plano Trabuco" to "O'Neill Regional Park" in Policy 3.10.
4. Page 13, revise Figure COS-1 to illustrate only the biologically sensitive lands, archaeologic/paleontologic and slopes over 30% within the Mission Viejo City boundary and the O'Neill Regional Park.
5. Page 13, add note to the bottom of figure COS-1:

"Note: The development of certain properties included in the General Plan are controlled by the Mission Viejo Development Agreement. See INTRODUCTION TO THE GENERAL PLAN, pages 1-2, of the General Plan text."

Conservation/Open Space Element Continued

6. Page 13, change the area south of Los Alisos Blvd. and west of Vista del Lago from "Undeveloped Open Space" and "Natural Slope over 30%" to "Biologically Sensitive Lands".
7. Page 15, remove the Prime Agricultural Soil and Grazing characteristics from Figure COS-2.
8. Page 17, remove the depiction of slope characteristics east of the City from Figure COS-3.
9. Page 20, add a "Rancho Santa Margarita" label to Figure COS-4.
10. Page 28, modify third sentence of paragraph three, "Pedestrian, bicycle and equestrian trails are usually located along the open space linkages."
11. Page 33, Figure COS-6, identify on the map possible equestrian facility sites: one located up near the Upper Oso Reservoir and the second near the sand and gravel operation.
12. Page 33, add note to the bottom of figure COS-6:

"Note: The development of certain properties included in the General Plan are controlled by the Mission Viejo Development Agreement. See INTRODUCTION TO THE GENERAL PLAN, pages 1-2, of the General Plan text."
13. Page 34, add note to the bottom of figure COS-7:

"Note: The development of certain properties included in the General Plan are controlled by the Mission Viejo Development Agreement. See INTRODUCTION TO THE GENERAL PLAN, pages 1-2, of the General Plan text."
14. Page 37, under Trail System, "The Upper Oso Reservoir and the old sand and gravel operation are potential equestrian facility sites."
15. Page 39, modify second sentence to include "cooperation with landowners, as well as other communities and the County to plan for trails."

Public Safety Element

1. Page 1, revise the following sentence: "The Land Use Element, for example, contains land use policies to ensure that

Public Facility Element Continued

- development does not occur in areas that may be subject to flooding, landslides, wildland fires, or other hazards."
2. Page 3, revise Policy 1.1: "Require geotechnical/soils reports for new developments, both residential and commercial."
 3. Page 4, add Policy 2.5: "Ensure critical facilities, such as hospitals and schools, not be located across active/potentially active fault."
 4. Page 4, add the following policy: "Develop and adopt operational guidelines and design standards, consistent with Public Utility Commission limitations, for subsurface transmission lines including natural gas, petroleum, water, and wastewater which minimizes potential environmental damage resulting from operational failure due to natural or man-made catastrophes."
 5. Page 5, add "Policy 3.6: coordinate the City's Master Drainage Plan with the City of San Juan Capistrano."
 6. Page 5, add "Policy 3.7: Priority shall be given to less intrusive, environmentally compatible flood control projects over extensive man-made controls."
 7. Page 7, revise Policy 6.2, "Establish requirements for fire-resistant ~~roofing~~ building materials for areas subject to wildland fire hazards."
 8. Page 7, add "Policy 6.5: Work closely with the Orange County Fire Department to establish and maintain a Wildfire Defense Planning and Weed Abatement Program to reduce the danger of vegetation fires in or adjacent to the City."
 9. Page 7, add "Policy 6.6: Work closely with the Orange County Fire Department to adopt and enforce the most current edition of the Uniform Fire Codes."
 10. Page 7, add Policy 6.7: "Establish a vegetation management program in brush areas."

Noise Element

1. Page 3-4, add "Policy 1.5: Creative site design will be used to reduce noise impacts on future development and to aid in achieving compliance with the County of Orange and City noise standards."

Noise Element Continued

2. Pages 3, 10, and 15, change references to the Eastern Transportation Corridor (ETC) to the San Joaquin Hills Corridor (SJHTC).
3. Page 4, add "Policy 1.6: Require that prospective purchasers or end users of property be notified of overflight, sight and sound of routine air craft operations by all effective means including:
 - a. Requiring new residential subdivisions which are located within the 60-decibel CNEL noise contour or are subject to overflight, sight and sound of aircraft operating from MCAS El Toro to have such information included in the State of California Final Subdivision Public Report.
 - b. Requiring that Declaration and Notification of Aircraft Noise and Environmental Impacts be recorded and available to prospective purchasers or end users of property located within the 60-decibel CNEL noise contour for MCAS El Toro or is subject to routine aircraft overflight.
 - c. Requiring an Avigation Easement across property that is within the 60-decibel CNEL noise contour for MCAS El Toro or is subject to routine aircraft overflight.
 - d. Requiring the posting of noise impact notification signs in all sales offices associated with new residential development that is located within the 60-decibel CNEL contour from MCAS El Toro.
 - e. Any other appropriate means as specifically directed by the City Council."
4. Page 4, revise Policy 2.1: "Establish acceptable noise levels for various types of land uses throughout the community as depicted on Tables N-2 nd N-3 in the review of development proposals."
5. Page 4, revise Policy 2.2: "Limit new non-residential noise-sensitive land uses that are within a 65-decibel CNEL area from any source. Noise sensitive land uses will be permitted if, and only if, appropriate mitigation measures are included such that the standards contained in this Element and in appropriate State and Federal Codes are met. Specifically, non-residential noise-sensitive land uses include: hospitals, rest homes, convalescent hospitals, places of worship, schools, and child care centers."
6. Page 4, add a "Policy 2.5: Prohibit new residential land uses within the 65-decibel CNEL contour from MCAS El Toro."

Noise Element Continued

7. Page 4, add a "Policy 2.6: All outdoor living areas associated with new residential uses shall be attenuated to less than 65 decibels CNEL."
8. Page 4, add "Policy 2.7: To require that all new residential units and noise sensitive land uses have an interior noise level in living areas that is not greater than 45 decibels CNEL."
9. Page 4, add a "Policy 2.8: Use the latest available MCAS El Toro Air Installation Compatible Use Zones (AICUZ) study aircraft noise contours for land use planning decisions."
10. Page 10, add the statement that "Residential development, including noise sensitive uses, are prohibited within the 65 CNEL contour for MCAS El Toro."
11. Page 12, revise Table N-2 to show that Residential (Single Family, Duplex, Multifamily) are normally incompatible (Zone C) between the 65 and 70 CNEL.
12. Page 17, modify the following sentence: "The annual average operations are approximately ~~66,000~~ 72,000 as reported in the "Air Installations Compatible Use Zones (AICUZ) Study for MCAS El Toro" (March 1981)."

Public Facilities Element

1. Page 8, add the following policy: "Develop, adopt, and administer stormwater management regulations which have the overall goal of maintaining the level of stormwater runoff no greater than that associated increases in base flood elevations."
2. Page 12, modify the description of funding for the City's fire protection to state, "The City's fire protection is actually funded primarily through the Structural Fire Fund."
3. Page 14, include "no name" site 210 in the table as number 9, a potential school site.

Economic Development Element

1. Page 3, first bullet under Market Considerations change "tactically" to "strategically" and "a community-scale center" to "community commercial centers".

Economic Development Element Continued

2. Page 7, include a policy 3.3 that the City "Establish an entity such as economic development corporation to attract, promote and encourage economic development in the City."

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Summary



SUMMARY

The narrative contained in this summary is intended to convey in a very abbreviated form the gist of the Mission Viejo General Plan. The adopted General Plan document should be referred to for the official wording and diagrams discussed in this summary.

Copies of the adopted General Plan and the official (and large size) maps are available for review in the Community Development Department at the City offices.

INTRODUCTION

To plan is to prepare for the future. For the City of Mission Viejo, this means building upon a history of well-planned development consisting of residential, commercial, industrial, recreational and public land uses designed to meet the needs of the community's citizens. The General Plan for Mission Viejo provides the general long-term approach for maintaining and improving the quality of life in the community and the resources of the community, whether man-made and natural.

The General Plan serves as a tool and frame of reference for use by City officials and citizens. Other public agencies use the Plan in determining the required capacity and location of public facilities and services needed to serve the City's population.

As its name implies, the Plan is "general" in nature and looks at the community as a whole. The Plan is not the same as the City's Development Code (Zoning Ordinance) and is not as specific in its definition of areas or as detailed in its requirements as zoning. The Development Code is one of the tools the City uses to implement the General Plan.

GENERAL PLAN ELEMENTS

The General Plan is divided into eight "elements" or chapters. The elements contained in the Plan are those required by the California Government Code Sec. 65302 and two optional elements, Public Facilities and Economic Development as permitted by Code Sect. 65303.

The **Land Use Element** designates the general distribution, location, and extent of various land uses throughout the City. The Element identifies standards for residential densities and non-residential intensities of development.

Basic goals and policies contained in the element deal with:

1. Establishing a balanced distribution of land uses while maintaining land use compatibility;
2. Manage growth and development to avoid adverse effects on the community;
3. Maintenance of community identity and quality neighborhoods; and
4. Maintenance of open space resources and recreational opportunities.

The Land Use Policy Map contained in the General Plan illustrates the location and extent of the various types of land use anticipated in the City in the future.

The Housing Element identifies the existing and projected housing needs of the community and establishes goals, policies, and programs for the conservation, rehabilitation and development of housing to meet the needs of all economic segments of the population. The Element is responsive to the requirements of State law regarding housing affordability and jobs housing balance.

The goals contained in the Element relate to:

1. Future expansion of the range of housing types to meet future needs;
2. Maintenance and enhancement of residential areas;

3. Provision of support services to meet the needs of the City's low- and moderate-income residents;
4. Recognition in the provisions of housing of the sensitive environmental character of hill areas while meeting the social needs of the Community; and
5. The provision of equal housing opportunity.

The **Circulation Element** identifies the general location and extent of existing and proposed freeways, roadways, railways, transit routes, scenic highways, bikeways and trails.

Goals and policies contained in this element and which serve as a basis for the plan include:

1. Assuring the provision of a street system which will meet the needs of present and future residents for safe and efficient movement throughout the City;
2. Support for a regional roadway network to serve residents and businesses within the City;
3. Use of transportation system management and demand strategies to maximize the efficiency of the circulation system;
4. Support for continued development of public transportation;
5. Protection for encouragement of the use of non-motorized transportation facilities designed for bicycles, pedestrians and equestrians;
6. Continue the use of landscaped, safe roadways;
7. The provision of adequate parking consistent with managed transportation demand;
8. The provision of adequate RV parking; and
9. Minimizing the impact of necessary truck movement on residential neighborhoods.

The designation of streets within the community to serve as the backbone of the circulation system is illustrated in the Circulation Element. In addition to classifying streets, a special study area is

identified for the Crown Valley segment between I-5 and Puerta Real.

The **Conservation/Open Space Element** is concerned with the preservation and use of the City's natural resources and open space areas. The element also addresses the City's park system and includes a park enhancement plan.

Primary goals and policies contained in this element relate to:

1. Protection, enhancement and maintenance of recreational facilities;
2. Assuring adequate future recreation and open space facilities;
3. Preservation of natural resources and ecologically sensitive areas;
4. Provide a range of recreational opportunities; and
5. Establishing long-term funding for acquisition, development and maintenance of park facilities.

The Conservation Plan contains measures to protect and conserve sensitive lands through limitations on grading and through requiring special biological and archaeological surveys. The Open Space Plan establishes park standards for the City and provides that a Master Parks Plan will be developed for the City.

The **Public Safety Element** is directly concerned with reducing the loss of life, injury, and property damage resulting from disasters or accidents. The element identifies goals and policies that will minimize the risks associated with natural and man-made hazards.

The Public Safety Element contains several goals and policies important to the assurance of a safe community:

1. Soils and geologic hazards are to be assessed on a project basis, as well as on an on-going basis to protect citizens and the public from geologic hazard;
2. Grading and construction standards and coordination with agencies responsible for major public facilities in the community are policies aimed at reducing seismic risks;

3. Protection from flood hazard is to be achieved through a series of policies to assure property and life is not endangered by flooding;
4. A disaster preparedness plan is to be maintained by the City to deal with various types of potential disasters should one occur; and
5. Protection of citizens from exposure to toxic materials and wastes is to be accomplished through standards for handling the storing and transportation of such materials.

Since virtually all structures and facilities in the City have been built in conformance with modern building codes, seismic shaking is unlikely to cause major problems in the community, except in an earthquake of extraordinary magnitude. Certain areas along stream channels and major transportation corridors have the potential for accidents which could affect public safety.

An ongoing assessment of hazard potential is proposed in the Plan and the City's emergency response and action program to deal with events potentially affecting public safety is to be maintained in the City's Emergency Operations Plan.

The **Noise Element** provides a comprehensive program for including noise control in the planing process and is specifically concerned with maintaining compatibility between land uses and environmental noise levels.

The goals and policies contained in this Element relate to:

1. Actions to reduce noise from transportation sources including design measures in new projects and the use of barriers where feasible;
2. Consideration of the impact of noise in making land use decisions and establishing noise limits and standards; and
3. Control of non-transportation generated noise through adoption of a noise ordinance, regulation of construction activities and a noise abatement program.

The Noise Plan portion of the Element identifies mitigation measures which can be utilized to control and maintain an acceptable noise environment in the City. Standards for maximum noise levels for various types of uses are provided in a compatibility matrix which can be used in making land use and other planning decisions.

The **Public Facilities Element** provides guidelines for the planned provision of adequate public facilities and services such as the fire protection, law enforcement, educational, civic and institutional facilities, and community water, power, wastewater and solid waste disposal systems.

The goals and policies of this Element relate to assuring that:

1. Acceptable levels of police and fire protection and paramedic services are provided through various means and to consider supplementing local funds with State and federal monies as these may be available;
2. A City civic center is developed to provide space for City government facilities with joint use facilities to be provided with the County of Orange and other service provided in some instances;
3. Adequate school facilities are provided and that joint school/parks facilities are utilized;
4. Adequate library facilities are available to Mission Viejo residents;
5. An adequate water supply and adequate sewer services are available and that programs to conserve and reuse water are used by the City and special service districts;
6. An adequate storm drain system exists; and
7. Solid waste generation is controlled and disposal strategies include recycling and volume reduction.

In the Element, certain standards as well as facilities location proposals are discussed. Other proposals to implement the policies which are part of the Element involve cooperation and coordination with various agencies. The City's role in this process is described in the Public Facilities Plan section of the Element.

The **Economic Development Element** sets future direction for economic development planning and program efforts and focuses on approaches directed at improvement and strengthening of the local economy. While the City has a fiscally viable tax base for providing the current level of community services, growth and maturity of the City may result in increased service demand. In addition, Mission Viejo has a relative shortage of employment opportunities and the quality of life for residents could be improved if employment opportunities were available within the City.

Basic goals and policies stated in the Element include:

1. Provision of long-term fiscal soundness for the City through expansion of the commercial base;
2. Expansion of job opportunities through a more balanced job/housing ratio; and
3. Manage and direct future commercial and industrial growth through the use of strategies and programs to attract the desired types of uses.

The **Economic Development Plan** portion of the Element contains programs to accomplish these goals and identifies specific techniques and strategies to be used in the process. In addition, some consideration is given to developing revitalization strategies to deal with underutilized properties within the City.

Introduction to the General Plan

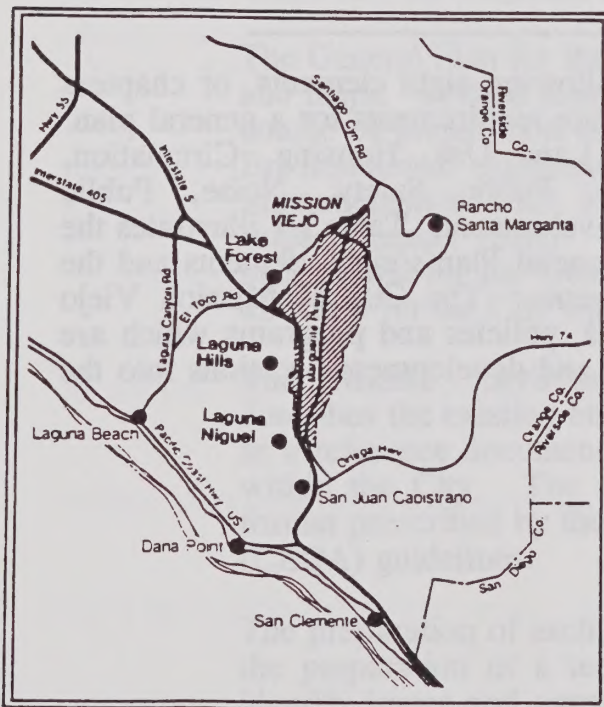


INTRODUCTION TO THE GENERAL PLAN

The City of Mission Viejo lies in the south-central portion of Orange County, an area which has experienced substantial growth. Development of the community of Mission Viejo began in 1965 when the Orange County Board of Supervisors adopted the Mission Viejo Planned Community Development Plan.

PLANNING FOR THE FUTURE

The Development Plan described a well-planned community consisting of residential, commercial, industrial, recreational, and public land uses designed to meet the needs of expected population growth within that portion of the county. The Development Plan became the basis for planning and provision of all necessary public services and facilities, and provided a guide for Mission Viejo's growth and development as an unincorporated community.



City of Mission Viejo Regional Setting

Substantial development occurred in accord with the Development Plan and when the City of Mission Viejo incorporated on March 31, 1988, the area included in the City boundaries was nearing build-out. In 1989, the City proceeded with the preparation of the General Plan, the long-range constitution and guide for all future growth and development. The overall quality of development in Mission Viejo since initial development has been excellent, and the City wishes to maintain and even improve upon its established image as a highly desirable community in which to live and work. On October 8, 1990, the first General Plan for the City was adopted. It established a development policy capable of guiding the City into the next century.

PURPOSE OF THE GENERAL PLAN

California State law requires for each city and county to adopt a comprehensive, long-term general plan for its own physical development. In essence, a city's general plan serves as the blueprint for future growth and development. As a blueprint for the future, the plan must contain policies and programs designed to provide decision makers with a solid basis for land use related decisions.

The general plan must address many issues which are directly related to and influence land use decisions. In addition to land use, State law requires that the plan address circulation, housing, the conservation of natural resources, the preservation of open space, the noise environment and the protection of public safety (Section 65302 of the California Government Code). These issues are to be discussed to the extent that they apply to a particular jurisdiction. The general plan may also cover topics of special or unique interest to a city or county, such as the recreational resources or economic development.

ORGANIZATION OF THE GENERAL PLAN

The Plan consists of the following eight elements, or chapters which together fulfill the state requirements for a general plan. The eight elements are: Land Use, Housing, Circulation, Conservation/Open Space, Public Safety, Noise, Public Facilities and Economic Development. Table I-1 illustrates the relationship between the General Plan's eight elements and the seven State-mandated elements. The City of Mission Viejo General Plan contains goals, policies and programs which are intended to guide land use and development decisions into the twenty-first century.

TABLE I-1
RELATIONSHIP OF GENERAL PLAN ELEMENTS TO STATE-MANDATED ELEMENTS

MISSION VIEJO GENERAL PLAN ELEMENT	STATE-MANDATED GENERAL PLAN ELEMENTS							OPTIONAL
	Land Use	Circula- tion	Hous- ing	Conserva- tion	Open Space	Safet y	Noise	
Land Use	x							
Circulation		x						
Housing			x					
Conservation/ Open Space				x	x			
Public Safety						x		
Noise							x	
Public Facilities								x
Economic Development								x

General Plan Organization

The General Plan for the City of Mission Viejo consists of text and maps. Several supporting documents prepared during the course of preparation of the General Plan include the Master Environmental Assessment, various Technical Reports, the Implementation Plan and the General Plan Environmental Impact Report (EIR). These documents provide substantial background for the General Plan. The General Plan provides direction for the City's growth and development.

The Master Environmental Assessment (MEA), which describes the existing environmental setting in the City, serves as a reference document for future development which occurs within the City. The subject areas of the MEA follow the format prescribed by the California Environmental Quality Act (CEQA) guidelines.

The preparation of each general plan element was preceded by the preparation of a technical report. The technical reports identify issues and constraints (i.e., existing conditions, infra-

structure constraints, funding considerations) which were used to guide the formulation of General Plan Policy.

The Implementation Plan identifies programs designed to achieve goals and policies contained in the General Plan. Because the Implementation Plan is not officially adopted as part of the General Plan, it may be amended more easily than the General Plan. In fact, the Implementation Plan should be reviewed and updated annually to help identify specific time frames, responsible parties, and specific measures to ensure that the General Plan policies are implemented.

The General Plan Environmental Impact Report analyzes the potential environmental impacts of the policies and programs contained in the General Plan. The General Plan EIR differs from the MEA in that it focuses upon the specific impacts of the proposed policies, rather than the general environmental conditions of the City.

Element Organization

Each of the eight General Plan elements is comprised of three sections -- the Introduction, the Goals and Policies, and the Plan. The Introduction describes the purpose and focus of the element and also introduces other plans and programs outside of the General Plan which may be used to achieve specific General Plan goals.

The Goals and Policies section presents the City's long-term objectives for the subject area of each element. The goals and policies are arranged by issue or subject, and a brief description of philosophy or basis behind those objectives precedes each group of goals and policies.

For general reference, goals and policies may be defined as follows:

GOAL: A goal is a broad statement of purpose and/or direction.

Policy: A policy describes a more definitive course of action supporting the achievement of a goal.

The third and final section of each element consists of the "plan," or the further definition of programs to be used to implement General Plan policy. For example, the Land Use Element contains a "Land Use Plan" which indicates the types and intensities of land use permitted city-wide. The "Circulation Plan" in the Circulation Element includes a Master Circulation Plan showing existing streets and intersections to be improved and new infrastructure provided to meet the circulation needs of City residents and those employed in or visiting the City. Wherever possible, each element contains maps, diagrams and tables to illustrate General Plan policy.

Land Use Element



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INTRODUCTION TO THE LAND USE ELEMENT

The Land Use Element serves as a guide for future development in the City and has a major impact on key issues examined in the other elements of the plan. For example, future development within certain areas of the City will affect local roadways, as discussed in the Circulation Element, while future residential development will affect policies and programs described in the Housing Element. Land use policies will also have a bearing on a large number of issues in the remaining elements, including those concerned with conservation, open space, public facilities, public safety, economic development and noise. The Land Use Policy map is included in the pocket of the General Plan document binder and is consistent with the land use descriptions contained in the narrative portion of the Land Use Element.

PURPOSE OF THE LAND USE ELEMENT

The City of Mission Viejo is the outgrowth of a history of sound, comprehensive planning which has created a modern community, consisting of orderly development supported by appropriate levels of public services and facilities. To maintain this community quality for the future, the City intends to achieve a number of objectives through the implementation of the goals and policies contained in this element. These objectives include:

- To continue to provide a balanced and functional mix of development types consistent with the long-range goals and values of the City;
- To guide both public and private investments by indicating the nature and intensity of desired development;
- To identify opportunities for new development, redevelopment or revitalization of existing development in the City and to identify any constraints that might affect that future development;
- To reduce loss of life, injury and property damage that might result from flooding, seismic hazards, and other natural and

man-made hazards that require consideration in future land use planning and decision-making;

- To preserve those undeveloped portions of the City that are of value to the residents due to the natural and cultural resources found there; and
- To preserve and maintain the existing character of the neighborhoods that comprise the City.

Through the use of text and diagrams, the Land Use Element establishes clear and logical patterns of land use as well as standards for future development. The most important component of this element is the Land Use Policy Map. This map, a copy of which is contained in the pocket of the General Plan binder, indicates the location, density and intensity of development for all land uses Citywide. Finally, the goals and policies contained in this element establish a constitutional framework for future land use planning and decision-making in the City.

RELATED PLANS AND PROGRAMS

The scope and content of the Land Use Element are primarily governed by the *General Plan Law and Guidelines* and the *Planning Zoning and Development Laws* for the state. In addition, there are a number of other plans and programs that are considered in the formulation, adoption and implementation of land use policy. Relevant plans and programs are described below.

County of Orange Zoning Ordinance and City Ordinances

After incorporation and prior to adoption of a City Development Code, the City elected to utilize the County Zoning Ordinance as an interim means of regulating land use. The County Zoning Ordinance is supplemented directly by City-adopted ordinances which tailor its application to the City of Mission Viejo. The City intends to adopt its own Development Code following adoption of the General Plan as the primary implementation tool for the Land Use Element and the goals and policies it contains. The Development Code is required to be consistent with the City's General Plan. A Zoning Map, consistent with the Land Use Policy Map, is to be adopted as part of the Development Code.

Together, the Development Code and Zoning Map are used to identify the specific types of use, intensity and development standards applicable to given parcels or areas of land.

Regional Plans

Orange County agencies have developed regional highway, recreation, and other plans which affect land use policy in the City. Implementation of the Foothill Transportation Corridor project, a major inland freeway paralleling Interstate 5, has an important bearing on land use policy decisions for the northeasterly portion of the City in the vicinity of the Oso Reservoir. Land use policy decisions for the southerly portion of the City are affected by the planning and anticipated development of the San Joaquin Corridor, a major freeway serving the southwest coastal Orange County region. The Orange County master plan of parks includes facilities such as the O'Neill Regional Park which are within or near the City's planning area. Regional park and highway plans are discussed in greater detail in the Circulation and Conservation/Open Space Elements, respectively, while other regional plans, such as hazardous waste/materials and emergency preparedness, are discussed in the Public Facilities and Public Safety Elements.

The Southern California Association of Governments (SCAG) is also responsible for much of the regional planning in Southern California. SCAG has been preparing long range growth and development plans for the Southern California region since the early 1970s as part of the ongoing Development Guide Program. This program provides a framework for coordinating local and regional decisions regarding future growth and development. An important component of this process is the preparation of growth forecast policies at intervals ranging from three to five years.

The adopted growth forecast policies become the basis for SCAG's functional plans (transportation, housing, air and water) for the region. The population totals and growth distribution are used in planning the future capacity of highways and transit systems, quantity and location of housing, water supply, and siting and sizing of sewage treatment systems.

Mission Viejo Planned Community Development Plan and Supplemental Text

The County of Orange Board of Supervisors designated the land area which is now the City of Mission Viejo as a Planned Community District. The Mission Viejo Company prepared the Mission Viejo Planned Community Development Plan and Supplemental Text for the area which served as a development guide prior to the incorporation of the City. The Mission Viejo Planned Community Development Plan and Supplemental Text performs some of the functions of a zoning ordinance by specifying the use of land allowed within each of the Text's land use categories and providing a set of flexible development standards to act as a guide in reviewing both Area and Site Plans.

The Development Plan required preparation of the following:

Area Plan: This Plan provides for the necessary community and governmental review. Flexibility of community design and site planning is permitted within the parameters of the Development Plan. The purpose of an Area Plan is to delineate the development concept proposed for a geographic region including a community of uses with common or complementary characteristics. The plan provides a method of timely review and input from the community and governmental agencies on the relationship of uses and designs within a Planning Area.

The Mission Viejo Planned Community Development Plan provides a statistical summary and map of the planned land uses within each Planning Area (divisions of the community into subareas) by land use type and amount of land available for development (Figure LU-1).

Site Plan: For each project, detailed final development plans, including architectural design, materials, colors, landscaping, and relationship to surrounding uses, for nonresidential and multiple-family residential projects were required.

Aegean Hills - Community Service Area 12

On December 16, 1992, the City of Mission Viejo annexed from the County of Orange Community Service Area No.12, generally referred to as Aegean Hills. Community Service Area No.12 was approximately 662 acres, located north of La Paz Road, south of Los Alisos and the Aliso Creek flood channel, east of Interstate 5, and west of the Atchison, Topeka and Santa Fe Railroad right-

of-way. This area has long been perceived as a part of Mission Viejo, given the Mission Viejo mailing address and character of existing uses. However, the area is not included in the Mission Viejo Planned Community Development Plan and Supplemental Text

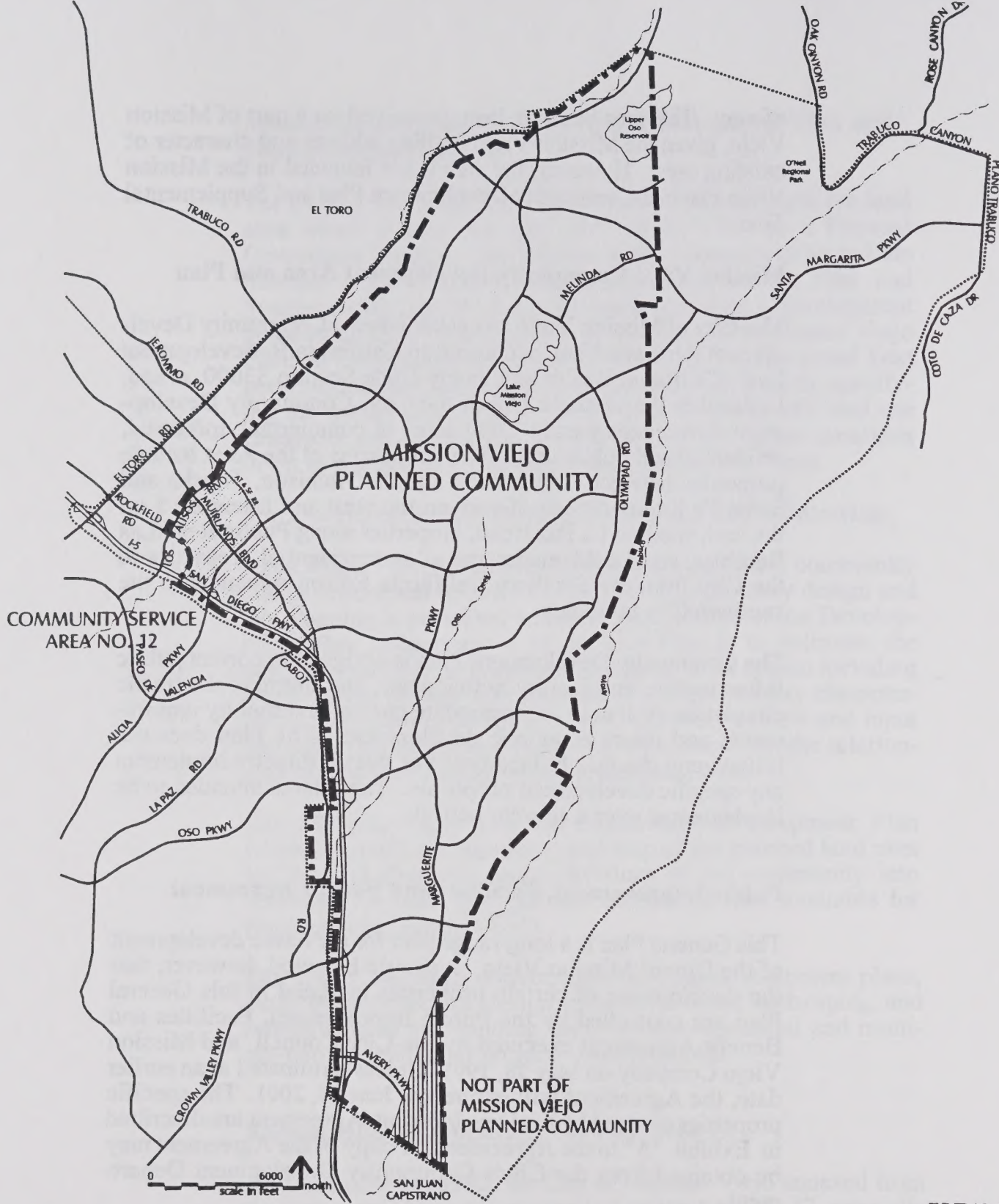
Mission Viejo Community Development Area and Plan

The City of Mission Viejo has established a Community Development Area and Plan, according to California Redevelopment Law, California Health and Safety Code Section 33000, et seq. Located in the southern end of the City, Community Development Area encompasses 1,000 acres of commercial, industrial, residential and public uses. The boundaries of the Area include properties between Cabot Road and the Atchison, Topeka and Santa Fe Railroad right-of-way on the west and Interstate 5 on the east, south of La Paz Road; properties along Puerta Real, Las Ramblas, and La Alameda; and all nonresidential properties in the City from the Southern California Edison easement to the southern City boundary.

The Community Development Plan is designed to correct public infrastructure and facility deficiencies, and improve the traffic circulation system to accommodate current community requirements and future economic development. The Plan does not initiate any changes in land uses nor does it directly implement any specific development proposals. The Plan is intended to be implemented over a 40-year period.

Public Improvement, Facilities and Benefit Agreement

This General Plan is a long-range plan for the future development of the City of Mission Viejo. It should be noted, however, that the development of certain properties included in this General Plan are controlled by the Public Improvement, Facilities and Benefit Agreement executed by the City Council and Mission Viejo Company on May 28, 1991. Unless terminated at an earlier date, the Agreement will expire on June 28, 2001. The specific properties covered by the Development Agreement are described in Exhibit "A" to the Agreement. A copy of the Agreement may be obtained from the City's Community Development Department.



JUNE 15, 1998



Figure LU-1
Mission Viejo
Planned Community Boundary

SCOPE AND CONTENT OF THE ELEMENT

This element presents the City's general goals and policies regarding land use for the long-term growth and development of the community. The Land Use Element consists of text regarding land use policy considerations, the Land Use Policy Map and descriptions of the land use designations indicated on the policy map, a statistical summary of the land use distribution illustrated on the Policy Map and a growth management section.

The Land Use Element Technical Report, prepared prior to the Land Use Element, is a supporting background document which contains quantitative information about the distribution of land use in Mission Viejo. This may be updated periodically as a means of maintaining a data base of current land use conditions in the City.

LAND USE ELEMENT GOALS AND POLICIES

The goals and policies contained in this element address preservation of major areas of the City, revitalization of others, and guidance of new development in those portions of the City presently undeveloped. The following goals and policies focus on maintaining a balance between residential, commercial and industrial land use, promoting high quality development, and minimizing existing and potential land use conflicts.

BALANCED DEVELOPMENT IN MISSION VIEJO

A well-balanced community may be considered one which provides a broad range of housing and business opportunities, as well as recreational, institutional and cultural activities which enhance the overall living environment. By encouraging such a mix of uses, the City can achieve a balanced inventory of housing which meets the housing needs of all income groups, can enjoy a stable employment and tax base, and can provide residents with suitable recreational opportunities.

The community's history of planning for development since the 1960s has, to a large degree, already provided a desirable balance. Residential development in the community offers a wide range of quality housing types and prices. Commercial development offers a variety of retail shopping, commercial service, and business-related opportunities for Mission Viejo residents and residents of surrounding areas. Of particular importance is the Mission Viejo Mall, a regional shopping center with a broad market area. Employment opportunities exist within the industrial, business park, and office areas located in the westerly portion of the City. Recreational activities, parkland and schools exist throughout the community and are located in close proximity to residential neighborhoods where the needs for such uses originate. Major institutional uses within the City consist of the Saddleback Community College and the Mission Hospital.

GOAL 1.0: Establish a balanced distribution of land uses and maintain land use compatibility throughout the City.

Policy 1.1: Maintain the existing distribution of land uses within the City, while encouraging nonresidential activities that will provide revenue for the City and employment opportunities for existing and future residents.

Policy 1.2: Balance revenue and employment opportunity gains from nonresidential development with the protection of existing residential neighborhoods.

Policy 1.3: Attract businesses which will contribute to the City's economic growth and employment opportunities by working directly with public agencies and private entities involved in economic development.

Policy 1.4: Maintain a land use plan which includes descriptions of allowable uses and levels of intensity reflecting existing and projected development within the City.

Policy 1.5: Site all future residential units a minimum of 50 feet from the edge of the Foothill Transportation Corridor to reduce air quality impacts.

GROWTH MANAGEMENT

As the City continues to grow, additional demands will be placed on infrastructures (e.g., roadways, water lines, sewer lines, and others) and public services. Present infrastructure capacity of major infrastructure components can accommodate projected growth, but secondary components of the infrastructure system must be extended to support new development and all components must be maintained during future years. Continued demands for public services and maintenance of infrastructures must be anticipated, and planning the financing of services and maintenance is essential to assure maintenance of the character and quality of life in the City.

GOAL 2.0: Establish a growth management and development program which avoids adverse public service, environmental or fiscal effects.

Policy 2.1: Manage growth at a rate which is commensurate with the ability of the City to provide the desired level of public services and facilities.

Policy 2.2: Determine the public services and infrastructure necessary to serve City inhabitants, and identify funding sources and phasing schedules.

Policy 2.3: Maintain a capital improvement implementation plan to ensure the proper timing and siting of capital improvements.

Policy 2.4: Require development to contribute its share of the cost of providing necessary public services and facilities.

Policy 2.5: Limit new development unless demand on services caused by growth would not reduce the availability of services to the City's population.

Policy 2.6: Utilize development exactions as a mechanism to support new growth.

Policy 2.7: Necessary public facilities should be in place prior to or concurrently with new development.

Policy 2.8: Review the fiscal and environmental impacts of proposed major development.

Policy 2.9: Designate compatible land uses for environmentally sensitive land areas.

Policy 2.10: Provide assistance to area school districts to ensure adequate planning for services and facilities.

Policy 2.11: Provide assistance for the continued maintenance and necessary expansion of area educational facilities.

Policy 2.12: Work cooperatively with local school districts in providing for the location of future schools as well as use of surplus facilities.

Policy 2.13: Coordinate local growth policies with regional growth policies to strengthen local programs and support local needs, and participate in the regional decision making process.

Policy 2.14: Solicit community support for proposed land annexations by requiring approval of a majority of the voters of

the City before the City Council initiates or supports any annexation of land in excess of 100 acres.

Policy 2.15: Prior to consideration of any land annexation to the City, the City Council shall require a complete feasibility study of the area proposed to be annexed which will fully document all revenues to the area and all costs and expenses to provide services to the area. In addition the study shall document all costs necessary to upgrade any deficiencies in the area including but not limited to: streets, landscaping, traffic signals, undergrounding of utilities, parks, athletic fields, greenbelts and any other public facilities.

Policy 2.16: Recognize the potential impacts that land uses within the City of Mission Viejo have on adjoining land uses within the surrounding incorporated and unincorporated communities.

COMMUNITY IDENTITY AND QUALITY URBAN DESIGN

Mission Viejo's history of planning and overall quality of development is well-recognized. Its community identity was established through its inception as a planned community more than 20 years before incorporation, and this image is important to maintain as the City matures and as development occurs in adjacent cities and unincorporated communities. The City's open space system and recreational opportunities represent important features of community identity which provide a sense of place and location within its boundaries.

GOAL 3.0: Maintain community identity and development quality for the City and its neighborhoods.

Policy 3.1: Maintain the integrity of residential neighborhoods by preventing the intrusion of incompatible land uses.

Policy 3.2: Define community aesthetic values and develop programs which promote and protect those values.

Policy 3.3: Ensure that infill development is compatible with community open space areas and existing community character.

Policy 3.4: Coordinate the provision of greenbelts and open space within and adjacent to the City to foster and enhance local identity and sense of place.

Policy 3.5: Emphasize quality of design for new development and rehabilitation of existing development.

Policy 3.6: Continue ongoing code enforcement efforts and expand code enforcement operation as necessary.

Policy 3.7: Establish conveniently located and architecturally identifiable public buildings which enhance community identity and meet the service needs of the City's inhabitants.

Policy 3.8: Maintain the integrity of the boundaries of the existing City of Mission Viejo unless expansion of those boundaries has been approved as described in policies under Goal 1.0 of this element.

Policy 3.9: Encourage the accessibility and usability of private and public buildings for the disabled.

Policy 3.10: Reduce direct views of the Foothill Transportation Corridor through the application of appropriate site design techniques.

PRESERVATION OF OPEN SPACE

Open space within the City not only provides a sense of place, but also serves as a physical buffer to protect persons and property from natural and man-made safety hazards, as well as land area for recreation and the conservation of natural and cultural resources.

GOAL 4.0: Maintain open space resources for the purpose of providing recreational opportunities, protecting the public from safety hazards and conserving natural resources.

Policy 4.1: Provide for the preservation of significant scenic areas, and natural open space areas and corridors within the City.

Policy 4.2: In areas of hillside development, preserve natural slopes and bluffs in open space where feasible, minimize erosion,

and complement natural land forms through sensitive grading techniques.

Policy 4.3: Utilize sensitive grading and project design techniques to reduce impacts associated with development of constrained lands.

Policy 4.4: Protect areas of scenic beauty which may otherwise be affected by development.

Project Name	Location	Project Description	Project Status	Project Owner	Project Date	Project Cost	Project Impact	Project Notes
Project 1	Location 1	Description 1	Status 1	Owner 1	Date 1	Cost 1	Impact 1	Notes 1
Project 2	Location 2	Description 2	Status 2	Owner 2	Date 2	Cost 2	Impact 2	Notes 2
Project 3	Location 3	Description 3	Status 3	Owner 3	Date 3	Cost 3	Impact 3	Notes 3
Project 4	Location 4	Description 4	Status 4	Owner 4	Date 4	Cost 4	Impact 4	Notes 4
Project 5	Location 5	Description 5	Status 5	Owner 5	Date 5	Cost 5	Impact 5	Notes 5
Project 6	Location 6	Description 6	Status 6	Owner 6	Date 6	Cost 6	Impact 6	Notes 6
Project 7	Location 7	Description 7	Status 7	Owner 7	Date 7	Cost 7	Impact 7	Notes 7
Project 8	Location 8	Description 8	Status 8	Owner 8	Date 8	Cost 8	Impact 8	Notes 8
Project 9	Location 9	Description 9	Status 9	Owner 9	Date 9	Cost 9	Impact 9	Notes 9
Project 10	Location 10	Description 10	Status 10	Owner 10	Date 10	Cost 10	Impact 10	Notes 10

RELATED GOALS AND POLICIES

The goals, policies, and land use map contained in this element serve as the framework for other General Plan Elements. A number of goals and policies included in these other elements support the goals and policies, either directly or indirectly, in the Land Use Element. The supporting goals and policies are identified in Table LU-1.

**TABLE LU-1
LAND USE POLICIES BY ELEMENT**

ISSUE AREA	POLICIES BY ELEMENT							
	Housing	Circulation	Conservation/Open Space	Public Safety	Noise	Public Facilities	Economic Developmt.	Growth Managemt.
Balanced Development	1.1, 2.5, 3.5	3.1-3.8	4.1-4.3, 5.1-5.5				1.1-1.7, 3.1-3.12	
Growth Management	4.1-4.3, 6.4	1.1-1.13 1.16-1.20, 2.1-2.3, 3.1-3.8, 4.1-4.7, 5.1-5.8, 6.1-6.3, 7.1-7.3	4.1-4.3, 5.1-5.5	1.1-1.3, 3.1-3.6	1.1-1.7, 1.3-1.5, 2.1-2.8	1.1-1.3, 2.1-2.4, 3.1-3.3, 4.1-4.2, 5.1-5.6, 6.1-6.3, 7.1-7.4	2.1-2.5, 3.1-3.12	1.1-1.2, 2.1-2.3, 3.1
Community Identity/ Quality Urban Design	2.1-2.4, 4.4, 6.1-6.4	5.1-5.8, 6.1-6.3	1.5-1.7, 3.1-3.7		1.4, 2.2-2.4, 3.1-3.5	2.1-2.4	3.1-3.12	
Open Space Preservation	2.2	5.1-5.8 6.1-6.3	1.1-1.11, 2.1-2.7, 3.1-3.7	1.1-1.3, 3.1-3.6, 6.1-6.7				

(Table LU-1 revised per GPA2001-18)

THE LAND USE PLAN

The Land Use Element describes the location and extent of future development in the City and identifies standards for that development. The geographic locations of specific uses are presented on the Land Use Policy Map which is a part of this Element. The Element focuses on specific characteristics of the City:

- 1) Undeveloped parcels of land within the City which will be the subject of most proposals for new development;
- 2) Existing development within the City, most of which is relatively recent, will increasingly require maintenance and preservation; and
- 3) Revitalization or redevelopment of some existing development within the City where rehabilitation is necessary or conversion to other uses is desired for economic or social purposes.

LAND USE POLICY CONSIDERATIONS

A wide range of natural and man-made environmental factors are considered in the formulation of land use policy. Areas of special environmental significance, potential safety hazards, limitations of existing infrastructure, and the nature and characteristics of existing development all have influence on land use policy.

Land Use Constraints and Resources

The Public Safety Element identifies areas of Mission Viejo subject to such environmental constraints as flooding, landsliding, and seismic conditions. In turn, the Conservation/Open Space Element identifies areas containing important ecological or natural resources. The Circulation and Noise Elements describe roadway/transportation system capacities and areas of the City impacted by noise levels. These constraints, consisting of both natural and man-made factors will continue to influence long- range land use planning and are

discussed in detail in the Master Environmental Assessment for the General Plan.

LAND USE DESIGNATIONS

Land use designations are necessary to provide indications of the type and nature of development that is allowed in a given location. While terms like "residential," "commercial" and "industrial" are generally understood, State general plan law requires a clear and concise description of the land use categories shown on the land use policy map.

The Mission Viejo Land Use Element provides for 17 land use categories or designations. Four of these designations are established for residential development, ranging from low-density single-family to high density multiple-family development. Four commercial designations, one office, one industrial and a community facility category are included. Additionally, a special intensive overlay designation is provided to allow the most intensive development in the City for the commercial/office/community facility core in the Crown Valley/ I-5 area illustrated on Page 22. Generally, the borders of the Commercial Intensive Overlay Area include the Southern California Edison Easement (which crosses Crown Valley Parkway) to the north, Marguerite Parkway to the south, Medical Center Road to the east, and Interstate 5 to the west. Three categories of mixed use are established to offer some flexibility in providing complimentary commercial, office, residential, and community facility uses. Parkland and open space areas are combined under the recreation/open space designation. Major transportation facilities are included in a single transportation corridor category.

Land Use Intensity/Density

State general plan law requires that the Land Use Element indicate the maximum intensities/densities permitted within the City, and the land use designations contained in this element and shown on the land use policy map are described in this way. Table LU-2 lists each of the land use designations for the City and provides a corresponding standard for maximum intensity/density of development on that parcel. Maximum allowable development on individual parcels of land is to be governed by these standards. The table also includes the expected overall levels of development within each land use category on a

Citywide basis. These expected overall levels of development represent an anticipated intensity/density and are, therefore, less than the maximum allowed. For various reasons, not every parcel in the City has in the past, nor will it in the future, develop to the maximum allowed.

A number of terms are used to define the land use designations or categories described in this element. The term "intensity" refers to the degree of development measured in terms of building characteristics such as height, bulk, floor area ratio and/or percent of lot coverage. Intensity is most often used to describe nonresidential development levels, but in a broader sense, is used to express overall levels of all development types within a planning area. The overall intensity of development within the City of Mission Viejo is low, although certain commercial areas, like those along Crown Valley Parkway are of medium intensity.

For most nonresidential development categories (commercial, industrial, office, business park, community facility, and recreation facilities), the measure of intensity known as "floor area ratio" (FAR) provides the most convenient method of describing development levels. Simply stated, the floor area ratio is the relationship of total gross floor area of all buildings on a lot to the total land area of that lot expressed as a ratio. For example, a 21,780 square foot building on a 43,560 square foot lot (one acre) yields a FAR of .50:1 as illustrated in Figure LU-2. The FAR describes use intensity on a lot and not the actual building height, bulk or coverage. As Figure LU-2 shows, the .50:1 FAR can yield a building of one story in height covering one half of the lot area, or a taller building which covers less of the lot and provides for more open space around the building.

**TABLE LU-2
DEVELOPMENT INTENSITY/DENSITY STANDARDS**

LAND USE DESIGNATION	MAXIMUM DEVELOPMENT INTENSITY/DENSITY (a)	ANTICIPATED INTENSITY/DENSITY (b)
RESIDENTIAL	DWELLING UNITS/ACRE	DWELLING UNITS/ACRE
Residential 3.5 (R 3.5)	0.0-3.5 du/ac	3.14 du/ac
Residential 6.5 (R 6.5)	3.5-6.5 du/ac	5.65 du/ac
Residential 14 (R 14)	6.5-14.0 du/ac	14.0 du/ac
Residential 30 (R 30)	14.0-30.0 du/ac	22.0 du/ac
COMMERCIAL	FLOOR AREA RATIO	FLOOR AREA RATIO
Com'l Neighborhood (CN)	.75:1	.25:1
Com'l Community (CN)	1.0:1	.25:1
Com'l Highway (CH)	1.5:1	.30:1
Com'l Regional (CR)	1.5:1	.30:1
Com'l Intensive Overlay (CI)	1.7:1	.50:1 (CI-CH, CI-CR, CI-CF) .70:1 (CI-OP)
OFFICE		
Office/Professional (OP)	1.5:1	.50:1
INDUSTRIAL		
Business Park (BP)	1.0:1	.45:1
MIXED-USE		
CN/CF/R 14	1.0:1/14.0 du/ac	.25:1/14.0 du/ac
CH/OP	1.5:1	.50:1
OP/R 30/BP	1.5:1/30.0 du/ac	.50:1/28.0 du/ac
OTHER	FLOOR AREA RATIO	FLOOR AREA RATIO
Community Facility (CF)	1.0:1	.25:1
Recreation/Open Space (R/OS)	.50:1	.20:1
Transportation Corridor (TC)	.50:1	---

- (a) Maximum allowable level of development on individual parcels of land.
- (b) Assumed overall level of development Citywide. Since the development which has occurred to date has not reached the maximum allowed level of intensity of development or density, future development is expected to be less on a Citywide basis. Therefore, an "anticipated" level of density/intensity is used in projected total future development (see text).

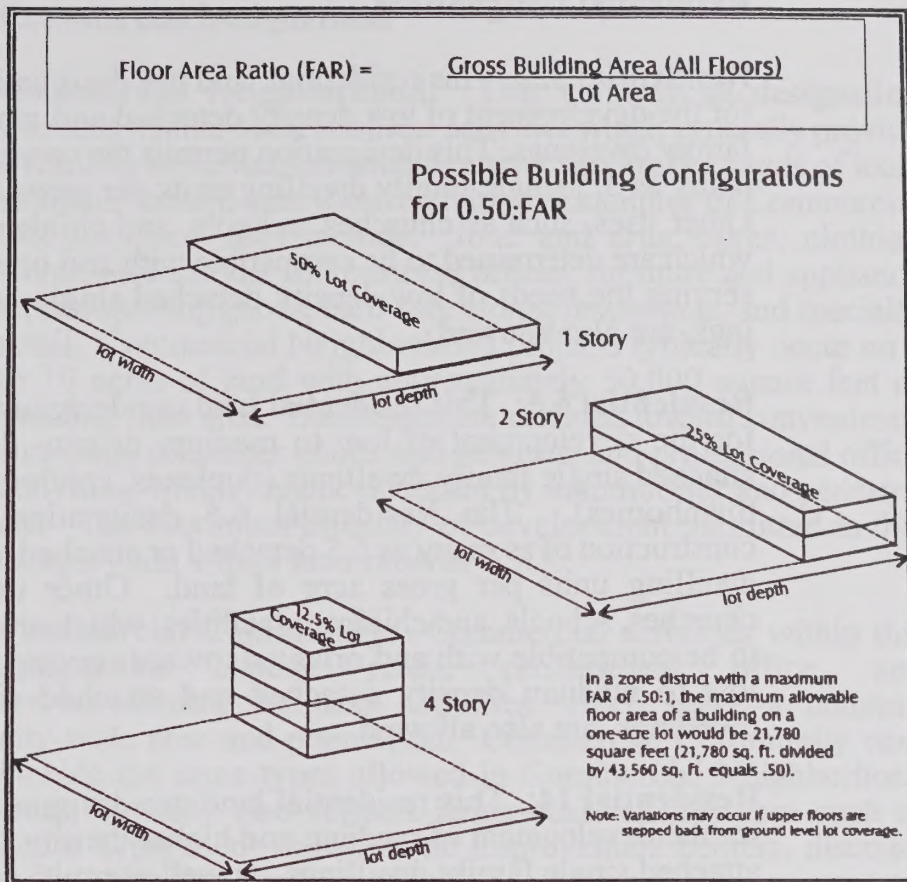


Figure LU-2
Floor Area Ratio Defined

The term "density," in a land use context, is a measure of the population or residential development capacity of the land. Density is explained in terms of dwelling units per acre (du/ac) or persons per acre; thus, the density of a residential development of 100 dwelling units occupying 20 acres of land is 5.0 du/ac. Within land use plans density is often described as a range (i.e., 3.5-6.5 du/ac). Descriptions of each of the land use designations shown on the Land Use Policy Map are provided to delineate the general types of uses allowed and their corresponding intensities or densities. These use descriptions, types, and limitations are to be further defined as specific uses within the Development (Zoning) Code to be prepared following adoption of the General Plan. The specific uses and development standards contained within the Development Code and shown on the accompanying Zoning Map are to be consistent with the land use descriptions and standards contained in this element or shown on the Land Use Policy Map.

Residential Designations

Residential 3.5: This residential land use designation provides for the development of low density detached and attached single family dwellings. This designation permits the construction of as many as 3.5 single family dwelling units per gross acre of land. Other uses, such as churches, schools, and childcare facilities, which are determined to be compatible with and oriented toward serving the needs of low density detached single family dwellings, are also allowed.

Residential 6.5: This residential land use designation provides for the development of low to medium density detached and attached single family dwellings (duplexes, condominiums, and townhomes). The Residential 6.5 designation allows the construction of as many as 6.5 detached or attached single family dwelling units per gross acre of land. Other uses, such as churches, schools, and childcare facilities, which are determined to be compatible with and oriented toward serving the needs of low to medium density detached and attached single family dwellings, are also allowed.

Residential 14: This residential land use designation provides for the development of medium and higher density detached and attached single family dwellings, as well as multi-family dwellings (apartments). This designation permits the construction of as many as 14 single family or multi-family dwelling units per gross acre of land. Other uses, such as churches, schools, and childcare facilities, which are determined to be compatible with and oriented toward serving the needs of medium and higher density detached and attached single-family dwellings and multi-family dwellings, are also allowed.

Residential 30: The highest density single family attached and multi-family dwelling units are provided for by this land use designation. This designation allows as many as 30 single family attached or multi-family dwelling units per gross acre of land. Other uses, such as churches, schools, congregate care and childcare facilities, which are determined to be compatible with and oriented toward serving the needs of higher density single family attached and multi-family dwelling units, are also allowed.

Commercial Designations

Commercial Neighborhood: This commercial designation includes smaller-scale business activities which generally provide a retailing or service-oriented function, serving the needs of local residents located near those activities. Examples of Commercial Neighborhood uses include: food and drug stores, clothing stores, professional and business offices, furniture and appliance stores, sporting goods, hardware stores, restaurants, and specialty retail. Commercial Neighborhood projects typically occur on 5 to 10 acres of land with approximately 50,000 square feet of building floor area. Businesses are oriented toward convenience shopping, consumer goods and services, and professional office activities, which may be accessed by automobiles and pedestrians. The maximum intensity of development permitted in this category has a floor area ratio of .75:1.

Commercial Community: Commercial activities within this designation include retail, professional office, and service-oriented business activities which serve a community-wide area and population. Commercial Community uses include the same types allowed in Commercial Neighborhood areas, but may also support larger-scale anchor uses such as junior department stores, home improvement centers, discount stores, furniture/appliance outlets, and entertainment centers. Specialized housing designed to meet the physical and social needs of senior citizens is allowed provided the property is situated in the Senior Housing Overlay Zone and subject to a Conditional Use Permit. Commercial Community development generally occurs on 10 to 30 acres of land and includes 100,000 to 300,000 square feet of building floor area. Permitted activities are generally more intensive than those occurring in the Commercial Neighborhood category, and they are typically located on arterial roadways to accommodate the higher traffic volumes generated by their presence. Commercial Community developments are accessible to automobiles and pedestrians, and may also be served by public transit. The maximum intensity of development permitted in this category has a floor area ratio of 1.0:1.

Commercial Highway: Commercial activities within this designation include highway-oriented businesses providing goods and services to a broad population utilizing major transportation corridors. Uses within the Commercial Highway category include those described in both the Commercial Neighborhood and Community categories, and also include other uses which serve both local and non-local populations, such as, automobile

and motorcycle dealerships, auto service operations, and hotels and motels. Specialized housing designed to meet the physical and social needs of senior citizens is allowed provided the property is situated in the Senior Housing Overlay Zone and subject to a Conditional Use Permit. Commercial activities are accessed primarily by automobile or public transit, and individual sites may range in size from less than one acre to 30 or more acres of land area. Commercial activities are generally intensive with a maximum floor area ratio of 1.5:1.

Commercial Regional: This commercial category includes large-scale retail and consumer-service business activities which serve a large geographic area and population. Commercial Regional development typically occurs on a minimum of 50 acres of land and includes 300,000 to 1,000,000 square feet of building floor area. Regional centers are intensive commercial projects often containing several major department stores as anchors, large entertainment complexes, and numerous smaller supportive retail and commercial service activities. Commercial Regional uses include the uses permitted in the Commercial Neighborhood, Community, and Highway categories, with some exceptions such as automobile dealerships or professional offices. Commercial Regional development is located near major freeways for automobile and public transit access. The maximum intensity of development permitted is a floor area ratio of 1.5:1.

Commercial Intensive Overlay: In certain areas of the City near major freeway interchanges, more intensive development is desired than in other areas with the same land use designations.

The overlay designation achieves this purpose by permitting a greater maximum floor area ratio than that permitted in the base land use designation. This overlay designation limits the most intensive projects to areas where infrastructures can support such development. Commercial activities within this category include any of the most intensive commercial retail, commercial service, professional office, or community facility uses in the vicinity of major freeway interchanges. Traffic generation for uses in this category is high and locations for such uses are limited. The maximum intensity of development for this category is 1.7:1, and the primary uses are major hotels, corporate headquarters, hospitals and medical offices, and major retail/service commercial. Figure LU-3 describes the areas where the Commercial Intensive Overlay is applied.

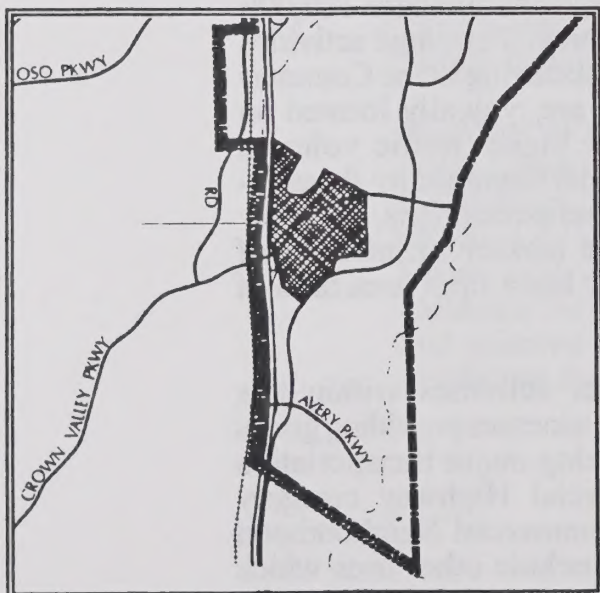


Figure LU-3
Commercial Intensive Overlay Area

Office and Industrial Designations

Office/Professional: Office/Professional uses include business activities primarily involved in providing professional or administrative services. These activities include legal and medical services, financial institutions, corporate offices, government offices, cultural and community facilities, and a wide range of similar uses which together may constitute major concentrations of employment or community activity. Some small-scale retail and service commercial activities designed to meet the needs of the employee population are allowed as secondary/supportive uses. Specialized housing designed to meet the physical and social needs of senior citizens is allowed provided the property is situated in the Senior Housing Overlay Zone and subject to a Conditional Use Permit. Office/Professional development is generally located on arterial roadways or near freeways for convenient automobile access and public transit service. The maximum intensity of development for this category is a floor area ratio of 1.5:1.

Business Park: This industrial/business designation includes research, light manufacturing, business/professional offices, warehousing/distribution, wholesaling, storage, public utilities and uses, and service commercial activities. The Business Park category provides for major employment concentration and is generally served by arterial roadways and freeways, providing automobile and public transit access. The intensity of development permitted has a maximum floor area ratio of 1.0:1.

Mixed Use Designations

Commercial Neighborhood/Community Facility/Residential 14: This designation includes three land use designations described elsewhere as single categories of use. This mixed-use designation allows any one of the three categories of use to exist individually on a site, or a combination of any two of the three categories may exist on a site or as a single project to accommodate complementary uses. All uses described for each single land use designation category earlier in the Land Use Element are allowed as described in those individual categories. The maximum intensity of development for this category is a floor area ratio of 1.0:1 and a maximum residential density of 14 dwelling units per gross acre of land.

Commercial Highway/Office Professional: This mixed-use designation includes both the Commercial Highway and Office Professional categories, and allows either category to exist

individually on a site, or allows both categories to be combined on the same site or as a single project. All uses described for each single land use description category earlier in the Land Use Element are allowed as described in those individual categories. The maximum intensity of development is a floor area ratio of 1.5:1.

Office Professional/Residential 30/Business Park: This mixed-use designation includes the Office Professional and Residential 30 and Business Park categories, and allows either category to exist individually on a site, or allows any one of those categories to exist individually on a site, or to be combined with either or both of the other categories on the same site or as a single project. All uses described for each single land use designation category earlier in the Land Use Element are allowed as described in those individual categories. The maximum intensity of development is a floor area ratio of 1.5:1 for Office Professional, and 1.0:1 for Business Park, and the maximum residential density is 30 dwelling units per gross acre of land.

Other Designations

Community Facility: The Community Facility designation includes a wide range of public, quasi-public, and private uses, such as school sites, churches, childcare centers, government administrative offices and facilities, public utilities, libraries, museums, art galleries, community theaters, hospitals, and cultural and recreational activities. Included in this category is the Saddleback Community College and other institutions of higher learning. A weekend outdoor marketplace in the parking lot is a permissible use under the Community Facility designation for Saddleback College, provided that the use is a secondary use sanctioned by the Board of Trustees and does not conflict with or replace educational activities provided, further, that it does not result in a shortage of parking and that it does not create a nuisance for nearby residential and commercial uses. Community facility uses are distributed throughout the city and have a maximum floor area ratio of 1.0:1.

In addition to the Community Facility designation, community facility uses are allowed under a number of other land use designations. The other designations are identified in the table below, but the precise locations for specific community facility uses will be identified through zoning.

Land Use Designations	Community Facility Uses
Residential	
Residential 3.5	X
Residential 6.5	X
Residential 14	X
Residential 30	X
Office	
Office/Professional	X
Mixed Use	
CN/CF/R14	X
CH/OP	X
OP/R30/BP	X

Recreation/Open Space: The Recreation/Open Space designation includes both public and private recreational uses necessary to meet the active and passive recreational needs of City residents. Active recreation activities include golf courses/driving ranges, equestrian centers, community recreational facilities, public parklands, and indoor and outdoor sports/athletic facilities. Passive recreation uses include museums, galleries, nature preserves, outdoor theater, designated open space and similar uses. These activities should be widely distributed throughout the city and have a maximum floor area ratio of .50:1.

Community Facilities as defined in this Land Use Element are included within this definition of Recreation/Open Space as applied to the recreation centers listed below:

- Felipe Recreation Center
- Marguerite Recreation Center
- Montanoso Recreation Center
- Sierra Recreation Center

Distinctions between the active recreation/open spaces and passive recreation/open spaces, including wilderness areas will be made in the Development Code and the Zoning Map.

Transportation Corridor: The Transportation Corridor designation applies to land within the Interstate 5 Freeway, the Foothill Transportation Corridor, and the Atchison Topeka & Santa Fe railway corridors. Lands within these corridors are reserved for transportation purposes as their primary use. Secondary uses

such as open space linkages and landscaped areas, public and private parking areas, and other transportation-related activities and facilities are allowed. The maximum floor area ratio for development is .50:1.

DISTRIBUTION OF LAND USES

The statistical distribution of planned land uses citywide is described in Table LU-3. This table identifies each land use designation, its associated land acreage, and the total land acreage for all planned land uses in the City. The table also provides estimates of the total number of residential dwelling units planned and the resulting population. For nonresidential land uses, such as commercial, office, industrial, and community facility, estimates of building square footage are depicted.

SPECIFIC PLAN STUDY AREA

The land use designations described above define the general types of uses allowed and their corresponding intensities or densities. In addition to these designations, State planning law provides methods and approaches to ensure proper planning for important subareas within the City. The Specific Plan is an important planning method which can be utilized to manage development and its associated impacts within areas of the City which warrant special attention.

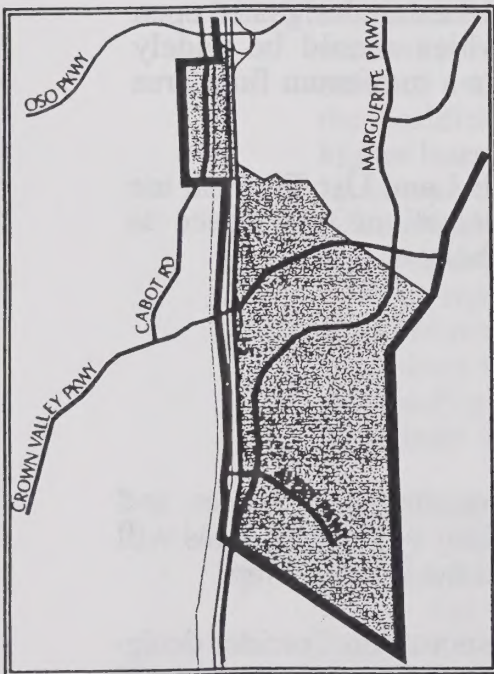


Figure LU-4
Specific Plan Study Area

The southerly portion of the City is an area that includes major commercial and employment generating uses, such as the Mission Viejo Mall, auto dealerships along Interstate 5, and office developments along Crown Valley Parkway; significant community facilities like the Saddleback Community College and Mission Hospital Regional Medical Center; and a range of housing types and densities. This area represents the major urban activity center of the City and is designated as a Specific Plan Study Area as the basis for the future preparation of a specific plan. Figure LU-4 and the Land Use Policy Map of the General Plan illustrate the extent of the Specific Plan Study Area.

TABLE LU-3
ANTICIPATED LAND USE AND POPULATION IN THE CITY

LAND USE DESIGNATION	Gross Acres (a)	Dwelling Units	Population	Square Footage (000's) (C)
Residential				
- Residential 3.5	2,217	7,943	24,719	
- Residential 6.5	3,895	18,137	56,442	
- Residential 14	648	4,949	15,401	
- Residential 30	172	3,117	9,700	
Commercial				
- Commercial Neighborhood	67			583.70
- Commercial Community	135			1,176.12
- Commercial Highway	158			1,651.8
- Commercial Regional	-			-
Commercial Intensive Overlay				
- Community Facility	28			487.87
- Commercial Highway	5			87.12
- Commercial Regional	74			1,289.38
- Office/Professional	47			1,151.17
Office				
- Office/Professional	91	319	993	1,585.58
Industrial				
- Business Park	259			4,061.54
Mixed-Use				
- Com. Neighborhood/ Community Facility/Res. 14	5	(d)		43.55
- Commercial Highway/Office Professional	9(e)			156.82
- Office/Res. 30/Business Park	41			438.71
Other				
- Community Facility	735			6,401.38
- Recreation/Open Space	2,023			5,110.12
- Transportation Corridor	975			-
Total	11,606	34,465	107,255	24,224.86

Notes:

- (a) For purposes of establishing net acreage by category, the gross acreage for residential land uses should be reduced by 25% and nonresidential uses by 20% because Mission Viejo's topography is not flat and has considerable slope area.
 - (b) Population is based on State Department of Finance estimate of 3.112 persons per household.
 - (c) Square footage for nonresidential categories is based on average FAR for uses represented.
 - (d) No Residential development calculated because the only site with this designation is presently developed as commercial neighborhood.
 - (e) Also lies within Commercial Intensive Overlay.
- (Table LU-3 revised per GPA98-11, GPA98-12, GPA99-13, and GPA2000-17)*

Generally, the borders of the Specific Plan Study Area include the Southern California Edison Easement (which crosses Crown Valley Parkway) to the north, Via Escolar to the south, the eastern City limits to the east, Interstate 5 Freeway to the west, and an additional portion of the City located along Cabot Road located south of Oso Parkway is also included.

COMMUNITY DEVELOPMENT PROJECT AREA

Another valuable planning tool is the application of California Community Redevelopment Law, California Health and Safety Code Section 33000, et seq. The City Council has established a 1,014-acre Mission Viejo Community Development Project Area, pursuant to California Community Redevelopment Law. The boundaries of the Project Area are similar to the Specific Plan Area shown in figure LU-4. Implemented over a 30 year period, the program for the Project Area is designed to correct public infrastructure and facility deficiencies, and improve the traffic circulation system to accommodate community requirements and future economic development.

GROWTH MANAGEMENT

Goal 2.0 of this Element calls for the establishment of a growth management and development program which avoids adverse public service, environmental, or fiscal effects. A number of policies are identified to implement the growth management goal. These policies describe certain actions, analysis and programs to be undertaken by the City to accomplish the growth management intent and objectives. Contained in the Growth Management Element is a Growth Management Plan. In addition to the implementation programs described in the Growth Management Plan, there are several other existing plans and programs that work in conjunction with one another to meet the City's growth management objectives.

The plans and programs are described below are components of the Growth Management Program.

Environmental Review

Under the California Environmental Quality Act (CEQA), all private and public development projects are subject to review for their resulting environmental impacts. Where the City or another lead agency (such as one of the special districts) determines that a project will cause significant environmental impacts, measures to mitigate (avoid or reduce) those impacts are adopted as part of project approval. These mitigation measures are applied during the appropriate phases of the project, and offset otherwise adverse impacts associated with growth and development.

Fiscal Impact Analysis

Development within the City will generally have fiscal impacts; that is, development represents both costs to the City to provide public services, and revenue from taxation and fees collected. These fiscal impacts can be estimated prior to development approval through methods described in the Economic Development Element and its Technical Report. Management of growth and development within the City takes into account the fiscal, as well as environmental, impacts of development.

Commercial Intensive Overlay Designation

Described earlier in this Element as a land use designation, the Commercial Intensive Overlay acts as a component of growth management by identifying those areas where greater intensity of development can be accommodated based on the capacity of planned infrastructure and the use of innovative techniques to deal with factors such as traffic, parking, and urban design.

Housing Element

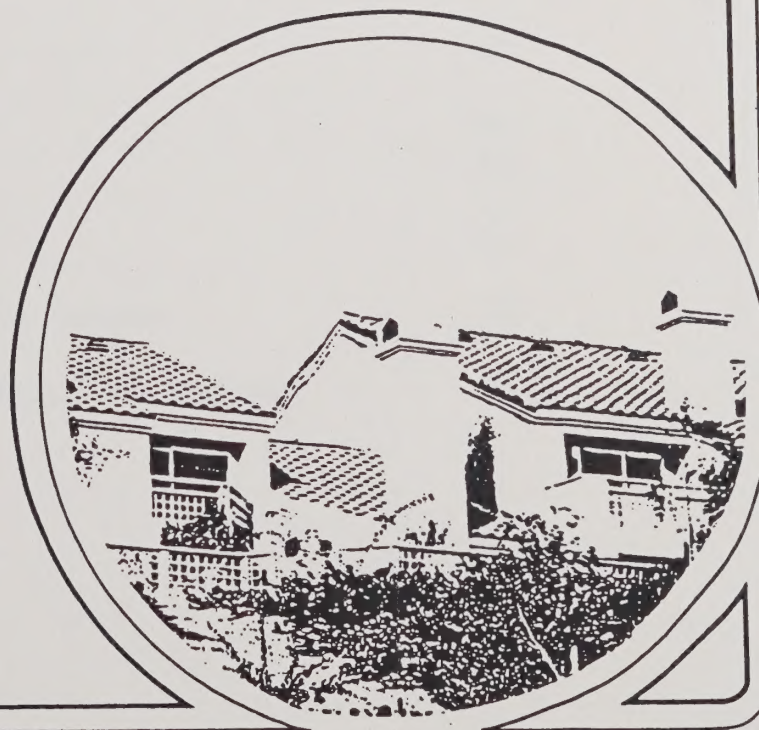


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INTRODUCTION TO THE HOUSING ELEMENT

In 1965, the area known today as Mission Viejo was ranch land, consisting of rolling hills and grazing cattle. A year later the ground was broken for the first homes in this newly approved planned community. Thirty-five years later the planned community is approximately 94 percent built out. The City estimates that the total number of dwelling units was 32,103 on January 1, 1998. This Housing Element discusses the development of the remaining 2,362 dwelling units: 1,980 of these remaining dwelling are anticipated to be developed during the planning period of January 1, 1998 through June 30, 2005.

Unlike the other elements of the General Plan, State law explicitly requires that the Housing Element be reviewed not less than every five years (Government Code §65588). However, due to State budget constraints the legislature granted several extensions for the completion of the update. This Housing Element is the first comprehensive update to the City's November 9, 1992, Housing Element that was determined by the State Department of Housing and Community Development to comply with State housing element law.

The goals and policies of the Housing Element remain relatively unchanged, since the community's housing needs are fundamental. However, the housing development strategy and housing programs reflect the City's experience gained by participating in the development of affordable housing. Nonetheless, the limitations placed on the City due to a Development Agreement between the Orange County Board of Supervisors and the Mission Viejo Company, the master plan developer, still impact the City's ability to accommodate all economic segments of the community.

PURPOSE OF THE HOUSING ELEMENT

The Land Use Element is concerned with housing in a spatial context while the Housing Element identifies housing programs aimed at meeting the identified housing needs of the City's resident population. This Housing Element builds upon goals and policies that are primarily concerned with where new housing is to be located and at what density it will be constructed. Other concerns of the Housing Element include the identification of strategies and programs that focus on 1) housing affordability, 2) rehabilitation of substandard housing, 3) meeting the existing demand for new housing, 4) the conservation of the current housing stock, 5) providing equal opportunity to residents, and 6) preserving affordable units.

The State Legislature continues to declare that a severe shortage of affordable housing exists, especially for persons and families of low and moderate income. Therefore, the housing element is the primary document in which a city identifies the measures

taken to encourage development of affordable housing. This document and its review by the California Department of Housing and Community Development is the primary means by which the State uses to influence local governments to be responsive to the affordable housing shortage.

SCOPE AND CONTENT OF ELEMENT

The Housing Element consists of housing goals and policies for the City. Specific housing programs that will implement these goals and policies are identified in the section entitled Housing Plan that follows the Goals and Policies. Finally, the Housing Element summarizes the City's existing and projected housing, providing the basis for targeting policies and programs to address these needs.

The State Legislature recognizes the important role of local general plans, and housing elements in particular, in implementing Statewide housing goals which call for the provision of decent and sound housing for all persons. In addition, the importance of continuing efforts toward providing housing that is affordable to all income groups is stressed. The major concerns of the Legislature with regard to the preparation of housing elements are included in the State Code that states:

- Local governments should recognize their responsibility in contributing to the attainment of the State's housing goals;
- Cities and counties should prepare and implement housing elements coordinated with State and Federal efforts in achieving the State's housing goal;
- Each local jurisdiction should participate in determining the necessary efforts required to attain the State's housing goals;
- Each local government should cooperate with other local governments in addressing regional housing needs.

The State Department of Housing and Community Development is also very specific regarding the scope and content of housing elements prepared by cities and counties. Table H-1 summarizes State Housing Element requirements and identifies the applicable sections of the Mission Viejo Housing Element where these requirements are addressed.

TABLE H-1
STATE HOUSING ELEMENT REQUIREMENTS

REQUIRED HOUSING ELEMENT COMPONENT	REFERENCE
A Housing Needs Assessment	
1. Analysis of population and employment trends in Mission Viejo in relation to regional trends.	Housing Needs Assessment-Population Growth & Employment Trends
2. Projection and quantification of Mission Viejo's existing and projected housing needs for all income groups.	Housing Needs Assessment-Regional Housing Needs
3. Analysis and documentation of Mission Viejo's housing characteristics including the following:	
a. level of housing cost compared to ability to pay;	Housing Needs Assessment-Affordability
b. overcrowding; and	Housing Needs Assessment-Overcrowding
c. housing stock condition.	Housing Needs Assessment-Housing Stock Characteristics
4. An inventory of land suitable for residential development including vacant sites and sites having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites.	Housing Plan- Inventory of Housing Sites
5. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Housing Constraints-Governmental
6. Analysis of existing and potential nongovernmental and market constraints upon maintenance, improvement, or development of housing for all income levels.	Housing Constraints-Nongovernmental
7. Analysis of special housing needs: developmentally disabled, elderly, large families, female-headed households, and homeless.	Housing Needs Assessment-Special Needs Groups
8. Analysis of opportunities for energy conservation with respect to residential development.	Housing Needs Assessment-Housing Stock Characteristics

REQUIRED HOUSING ELEMENT COMPONENT	REFERENCE
9. Analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next ten years including: a. listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period; b. cost analysis for replacement housing; c. identify public and private nonprofit corporations which have legal and managerial capacity to acquire and manage these housing developments; and d. identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments.	Housing Needs Assessment –At-Risk Assisted Housing Development Housing Needs Assessment –At-Risk Assisted Housing Development Housing Plan – Preservation of At-Risk Housing Housing Plan – Preservation of At-Risk Housing
B. Goals and Policies	
1. Identification of Mission Viejo's community goals relative to maintenance, improvement, and development of housing.	Housing Element Goals and Policies
2. Quantified objectives and policies relative to the maintenance, improvement, and development of housing in Mission Viejo.	Housing Plan- Housing Opportunities
C. Implementation Program	
An implementation program should do the following:	
1. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels;	Housing Plan- Housing Opportunities
2. Program to assist in the development of adequate housing to meet the needs of low- and moderate-income households;	Housing Plan- Housing Programs
3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Mission Viejo;	Housing Plan- Housing Programs

REQUIRED HOUSING ELEMENT COMPONENT	REFERENCE
4. Conserve and improve the condition of the existing housing stock in Mission Viejo;	Housing Plan- Housing Programs
5. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color; and	Housing Plan- Housing Programs
6. Preserve for lower income households the assisted housing developments identified as being at-risk.	Housing Plan- Housing Programs

REVIEW OF 1992 HOUSING ELEMENT

The City made great strides in its efforts to fulfill the goals and policies of the 1992 Housing Element. The greatest accomplishment was the development of the Arroyo Vista apartment complex southeasterly of Marguerite Parkway and Crown Valley Parkway. This project was identified in the 1992 Housing Element as Affordable Housing Site 3. The affordability goals for the project exceeded the Housing Element's expectations. Instead of 31 units affordable to very low income households and 125 units affordable to low income households, Arroyo Vista provides eight units for very very low income tenants (35% or less of the County median income); 48 units for very low income tenants (50% of less of County median income); and 100 units for low income (60 % County median income). In addition, an Arroyo Vista apartment complex includes 40 three-bedroom units and 8 four-bedroom units, which increases the housing stock for large families.

From the City's involvement with the project, the City learned how difficult it is to develop an affordable housing project. The multiple layers of financing illustrate the complexity of developing an affordable housing project. The California Housing Finance Agency provided the \$7 million, 40-year fully amortizing first mortgage (FHA RiskShare) from the proceeds of a taxable bond sale. The borrower received an allocation of low income housing tax credits from the California Tax Credit Allocation Committee. The Orange County Housing Authority provided \$1.2 million in secondary financing. In addition, the Mission Viejo Community Development Agency provided an additional loan of \$401,000, and the City provided a Community Development Block Grant of \$309,000.

The primary shortcoming of the 1992 Housing Element is twofold that it over estimated the City's ability to quickly adopt a Development Code and the availability of funds. As a fledgling city in 1992, the task of converting development standards of the planned community to a new Development Code

required several years. The Community Development project area (instituted according to redevelopment laws) was established after the adoption of the Housing Element and growth was slow in the initial years. As with most financial resources, set aside funds and other resources, such as the Orange County Housing Authority operating reserve funds, were allocated to new construction instead of programs like shared equity/first-time homebuyer programs.

Appendix 2 of the Housing Element contains tables that compare the November 9, 1992 Housing Element goals, policies and programs with the actual results. Details are provided to explain the differences between the objectives and the results.

CITIZEN PARTICIPATION

For the update of the City's Housing Element, citizens were given the opportunity to submit written comments and public testimony at the public hearings held by the Planning Commission and the City Council. Notices of the hearings were published in the *Saddleback Valley News* and posted at City Hall, Mission Viejo Library, Norma P. Murray Community and Senior Center, and the State Employment Development Department (located at 23456 Madero, suite 150, Mission Viejo). In addition, non-profit groups, churches, community groups, and public service groups active in the community received notices for the Housing Element public hearings. Copies of the public hearing draft of the Housing Element were distributed to interested agencies and individuals; copies were available for review and for purchase at City Hall. A copy of the draft update to the Housing Element was made available at the Mission Viejo Library.

The basis of this document reflects the direct and indirect public participation rendered in the formulation of Mission Viejo's first General Plan in 1990, including the housing goals and policies. As part of this 1990 General Plan program, the public had the opportunity to participate at 19 General Plan Advisory Committee meetings, to answer a Community Attitude Survey (sent to 5000 residents), to participate at a Saturday open house workshop and to view the draft documents at City Hall and the library.

HOUSING NEEDS ASSESSMENT

This section of the Housing Element provides the analysis that will help guide the formulation of the City's goals, policies and housing programs. Included in this examination are population, employment, and housing characteristics of Mission Viejo. Demographic trends for special groups such as disabled persons, elderly, large families, female-headed households and homeless are also analyzed. In addition, certain constraints that may discourage the construction of new housing are described.

DEMOGRAPHIC AND HOUSEHOLD TRENDS

A number of factors will influence the degree of demand or "need" for new housing in Mission Viejo in coming years. The "needs" categories considered in this section include:

- Housing needs resulting from increased population growth, both in the City and the surrounding region;
- Housing needs that result when households are paying more than they can afford for housing; and
- Housing needs resulting from the presence of "special needs groups" such as very large families, female-headed households, households with a disabled person, and the homeless.

Population Growth

The 1990 Census figure for Mission Viejo's population was 72,820 persons. For 2000, the California Department of Finance estimated the population to be 98,464, an increase of 35%. Not all of the population growth was due to new construction. In 1992, Community Service Area 12 of Orange County (commonly known as Aegean Hills) was annexed into the City. The annexation increased the City's population by approximately 6,615 persons. If the percentage of population increase is adjusted to deduct the Aegean Hills contribution, the increase from 1990 to 2000 was 26%. This growth rate is comparable to that experienced in other southern Orange County jurisdictions.

Additional population growth in Mission Viejo will result primarily from new residential development attracting additional persons into the City. The City's Land

Use Element provides for a net increase of 2,362 dwelling units, or a 7 percent increase over the City's 1998 housing stock of 32,103 dwelling units. This potential housing growth would support an estimated population increase of 7,351 persons, for a total population of 107,255 under General Plan buildout. Census 2000 figures were not available when the population increase estimate and buildout population projections were calculated.

**TABLE H-2
RESIDENTIAL CAPACITY OF LAND USE PLAN**

	TOTAL PLAN DEVELOPMENT CAPACITY DUs	NET INCREASE OVER JANUARY 1998 DUs
Residential 3.5	7,943	538
Residential 6.5	18,137	44
Residential 14.0	4,949	883
Residential 30.0	3,117	755
Office Professional	319	142
Total DUs	34,465	2,362
Total Population	107,255(a)	7,351

- (a) Population projection is based on State Department of Finance estimate of 3.112 persons per household. Census 2000 figures were not available.
- (b) The population increase is calculated by multiplying the State Department of Finance estimate of 3.112 persons per household by the net increase of units.

Employment Trends

Mission Viejo's residents are primarily employed in Managerial/Professional and Technical Sales/Administrative Support occupations, according to the 1990 Census. The unemployment rate for Mission Viejo workforce was estimated to be only 2.9 percent in 1990: lower than the County's rate of 4.8 percent. In 1999, Mission Viejo's unemployment rate of its estimated labor force of 45,050 dropped to 1.4 percent and the County's dropped to 2.3 percent (source: City of Mission Viejo Consolidated Plan for Fiscal Year 2000/01 through Fiscal Year 2004/05).

**TABLE H-3
OCCUPATION STATISTICS**

OCCUPATION	MISSION VIEJO 1990		ORANGE COUNTY 1990
	NUMBER EMPLOYED	PERCENT OF TOTAL	PERCENT OF TOTAL
Managerial and Professional	15,707	39.9%	31.4%
Technical, Sales and Administrative Support	15,166	38.5%	34.1%
Service Occupations	3,305	8.4%	10.9%
Farming, Forestry, and Fishing	221	0.6%	1.5%
Precision Production Craft and Repair	2,940	7.5%	10.3%
Operators, Fabricators and Laborers	2,038	5.2%	11.8%
Total	39,377	100%	100%

Source: 1990 Census

Affordability

State and Federal standards for housing overpayment are based on an income-to-housing cost ratio of thirty percent and above. Households paying greater than this amount will have less income left over for other necessities, such as food, clothing and health care. It is recognized, however, that upper income households are generally capable of paying a larger proportion of their income for housing. Therefore, estimates of housing overpayment generally focus on lower income groups.

Table H-4 identifies housing cost as a percentage of household income based on data from the 1990 census. (Lower income households are defined as households whose total gross income is 50 to 80 percent of the County median.) According to the Census figures, an estimated 78% of Mission Viejo's lower income renters were paying more than 30 percent of their income on rent and 52% of lower income homeowners were making mortgage payments exceeding 30 percent in 1989. An estimate 86% of very low income households paid more than 30 percent of their income for rent and 71% were making mortgage payments exceeding 30 percent in 1989.

The distinction between renter and homeowner overpayment is important because, while homeowners may over-extend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home.

Whereas, renters are limited to the rental market, and are generally required to pay the rent established in that market.

TABLE H-4
HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME

	GROSS RENT AS A % OF HOUSEHOLD INCOME IN 1989		MONTHLY OWNER COSTS AS A % OF HOUSEHOLD INCOME IN 1989	
	Households Counted in Census	% of Households Counted within Income Range	Households counted in Census	% of Households Counted within Income Range
Income Less than \$10,000:				
Less than 30%	46	14.9%	0	0.0%
30 percent or more	210	68.0%	355	82.4%
Not computed	53	17.2%	76	17.6%
Income \$10,000 to \$19,999:				
Less than 30%	0	0.0%	249	36.1%
30 percent or more	510	96.4%	440	63.9%
Not computed	19	3.6%	0	0.0%
Income \$20,000 to \$34,999:				
Less than 30%	293	21.7%	957	47.8%
30 percent or more	1052	78.0%	1045	52.2%
Not computed	4	0.3%	0	0.0%
Income \$35,000 to \$49,999:				
Less than 30%	581	46.7%	1147	41.9%
30 percent or more	637	51.2%	1592	58.1%
Not computed	26	2.1%	0	0.0%
Income \$50,000 or more:				
Less than 30%	1722	87.6%	10034	70.5%
30 percent or more	244	12.4%	4202	29.5%
Not computed	0	0.0%	0	0.0%

Source: 1990 Census

Overcrowding

An overcrowded household is defined as one with more than one person per room, excluding bathrooms, kitchens, hallways and porches. Overcrowding is considered an indicator of unaffordable housing costs. The rationale is that people desire a certain amount of privacy and space, and that people are willing to spend an affordable amount to obtain it. Thus, overcrowding would then reflect an inability of the household to obtain adequate housing due to high housing costs and/or low household earnings. However, cultural differences/preferences may influence the perceived overcrowded condition since some cultures have larger households. According to the 1990 Census, 2.8 percent of households in Mission Viejo were overcrowded in comparison to 11.1 percent of households in the County. There was

a significant difference between renters and owners: 6.2 percent of renters versus 1.9 percent for homeowners in Mission Viejo were in overcrowded conditions. Although the level of overcrowding is not alarming, the figures do indicate that larger unit apartment complexes are needed.

Regional Housing Needs

State law requires jurisdictions to provide for their share of regional housing needs. The Southern California Association of Governments (SCAG) has determined the January 1, 1998 - June 30, 2005 housing needs for the City of Mission Viejo. Future housing needs reflect the number of new units needed in a jurisdiction based on households which are expected to reside within the jurisdiction (future demand), plus an adequate supply of vacant housing to assure mobility and new units to replace losses. These needs were forecast by the 1999 Regional Housing Needs Assessment (RHNA).

According to the SCAG model, the City needs to facilitate the expansion of the City's housing stock to accommodate 1,110 new households. These dwelling units are to be added to the City's housing stock through the period of January 1, 1998 to June 30, 2005. The model assigns the needed units among U.S. Department of Housing and Urban Development's (HUD) four income groups, based on the distribution of household income in Orange County.

**TABLE H-5
CITY OF MISSION VIEJO
EIGHT-YEAR HOUSING GROWTH NEEDS**

INCOME CATEGORY	1998-2005 HOUSING UNIT GROWTH NEED
Very Low (0-50% County median)	181 units (16 %)
Low Income (50-80% County median)	122 units (11%)
Moderate Income (80-120% County median)	209 units (19%)
Upper Income (over 120% County median)	597 units (54%)
TOTAL	1,110 units¹

Source: Regional Housing Needs Assessment, Southern California Association of Governments, November 1999.

¹The total construction need estimated for Mission Viejo by SCAG is 1,110 dwelling units; however, SCAG's allocation according to income category totals 1,109.

Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. In Mission Viejo, these "special needs" households include the elderly, large families, female-headed households, the homeless, and disabled persons (physically, mentally, person's with drug/alcohol addiction, and persons with AIDS and related diseases).

Elderly: The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and dependence needs. The 1990 U.S. Census identified 3,230 households in Mission Viejo that are headed by an elderly individual. The 3,230 households are equivalent to 13 percent of Mission Viejo households. The proportion of elderly can be expected to increase as those persons between the ages of 35 and 64 grow older. Escalating housing costs, particularly in the rental market, severely impact housing affordability for the elderly, who are usually on fixed incomes. Housing needs of the elderly can be addressed through the provision of smaller units, shared living arrangements, congregate housing, in-home services and housing assistance programs.

Large Families: Large families are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large families are often lower income and living in overcrowded dwelling units that experience accelerated unit deterioration. In 1990 approximately 8.5 percent of the City's households had five or more members, translating to 2,962 households. This represents a decrease from 1980 when large households comprised 15.3 percent of the City's total households. The housing needs of large households can be addressed through the provision of affordable-priced larger housing units.

Female-Headed Households: Female-headed households tend to have low incomes, thus limiting housing availability for this group. Women head an estimated 17 percent of Mission Viejo's households, which translates to 4,353 female-headed households in 1990. Approximately 27% of these households have dependent children under 18 years of age. Thus, providing housing opportunities for this group relates both to affordability and services related to the care of children. The Housing Element sets forth policies to expand the supply of affordable housing and to encourage the provision of childcare facilities in Mission Viejo.

Farmworkers: The special housing needs of many farmworkers stem from their low wages and the insecure nature of their employment. According to the 1990 Census 221 persons 16 years and over were employed in agriculture, forestry, or fishing. As shown in Table H-3, 221 persons is equivalent to 0.6 percent of the employed population. Since there are no agriculture activities in the community, the demand for housing generated by farmworkers is estimated to be extremely low or non-existent.

Homeless: Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include: the general lack of housing affordable to low and moderate income persons; increases in the number of persons whose incomes fall below the poverty level; reductions in public subsidy to the poor; and the de-institutionalization of the mentally ill. Based on estimates by the Orange County Homeless Issues Task Force, the County's homeless population consists of approximately 12,000 to 15,000 individuals.

Within the City of Mission Viejo, the homelessness problem is rarely seen. According to the City of Mission Police Services, only on rare occasions have homeless persons been identified within the City limits and there is no area within the city with a chronic homeless population. While the City of Mission Viejo does not currently have a problem with homelessness, the City will continue to work with social service providers should the need arise in the future.

There are several emergency shelters and transitional housing programs that operate in Orange County. The Interfaith Shelter Network of South Orange County is a program administered by Saddleback Community Outreach. During the coldest four months of the year, emergency shelter (including food, life skills and employment services) is provided through various church congregations that rotate hosting responsibilities. Shepherd of the Hills United Methodist Church of Mission Viejo has been a host. In addition, the City has support Saddleback Community Outreach with CDBG funds for the acquisition of housing units for emergency housing. Shown in Table H-6 are the programs most likely to provide services to homeless persons in Mission Viejo.

**TABLE H-6
HOMELESS SHELTERS**

FACILITY	TYPE	TARGET POPULATION	SERVICES	SHELTER CAPACITY	MAXIMUM STAY
Community Services program (CSP) Youth Shelter- Laguna Beach	Youth Shelter	Youth ages 11-17 and families	Services for at-risk children and families in crisis situations for the prevention of drug abuse and alcoholism	6 beds	2-3 weeks
Dayle McIntosh Center for the Disabled – Garden Grove	Emergency shelter	homeless with disabilities	Housing emergency assistance reserved for the disabled (hearth) is a shelter that can assist 6 homeless disabled individuals	6 beds	30 days

FACILITY	TYPE	TARGET POPULATION	SERVICES	SHELTER CAPACITY	MAXIMUM STAY
Ecumenical Service Alliance/Anchor House – San Clemente	Family shelter	Families with children	Provide shelter and services including food, utilities and counseling	14 beds	60 days
Friendship shelter – Laguna Beach	Emergency Shelter	Single men and women	Provides temporary shelter. Services include two meals/day and various education programs: budgeting, drug rehabilitation support, AIDS education and testing, job preparation and nutrition.	27 beds	60 days
Huntington Youth Shelter – Huntington Beach	Emergency Shelter	Youth ages 11-17	Provides emergency shelter and a crisis hot line, food, clothing, counseling, family reunification.	18 beds	2 weeks
Orange Coast Interfaith shelter- Costa Mesa	Emergency Shelter	Single women, couples	Provide shelter with breakfast and dinner.	45 beds	3-7 days
Orange Coast Interfaith shelter – Costa Mesa	Transitional shelter	Families with children and single parents	Required to save at least 80% of income. Services include meal program, gas vouchers, shower and laundry facilities, clothing, life skills and referrals	55 beds	60days
Saddleback Community Outreach	Transitional Housing	Families	Places families in condominiums for six months to a year. Also provides food, clothing, furniture, prescriptions, transportation, job training, and counseling.	5 condos	6-12 months

If homelessness increases, a homeless shelter could be established under the City's Development Code. A home shelter would be treated as congregate care type facility, which is allowed in the RPD 14 and RPD 30 zones with the approval of a conditional use permit. If a homeless shelter were constructed as part of a church, the homeless shelter would be treated as an accessory use that may be incorporated in to the church's conditional use permit. Churches are allowed in all residential and commercial zones subject to the approval of a conditional use permit.

Disabled Persons

A disabled person is someone who has a physical or mental condition that affects his or her ability to function. The 1990 Census contains data on persons who have physical disabilities that are work, mobility and/or self care limitations. According to the Census, there were 4,341 persons 16 years of age and older in Mission Viejo with work, mobility and/or self care limitations, translating to 8% of that age group.

TABLE H-7
MISSION VIEJO LICENSED COMMUNITY CARE FACILITIES

AGE	NUMBER OF FACILITIES	CAPACITY (number of beds or persons)	SPECIALIZED CARE ¹ (number of beds)		
			Mentally Disabled	Developmentally Disabled	Non- Ambulatory
AGE 0-17					
Small Family Home ²	2	10	0	10	2
Group Home ³	2	12	0	0	0
AGE 18-59					
Adult Residential ⁴	5	29	0	28	5
AGE 60+					
Elderly Residential ⁵	105	1170	0	0	1,096
Adult Day Care	3	190	0	160	80
TOTAL	117	1,411	0	198	1,183

Source: State of California Department of Social Services Community Care Licensing Division, July 1, 1999.

Notes:

1. The specialized care columns are not mutually exclusive. For example, a facility may have a total capacity of 10 beds, with 8 beds for developmentally disabled children and for of the 10 beds are designed to accommodate non-ambulatory children.
2. Group homes provide specialized treatment for persons under 18 years old. Group home residents are referred by the Department of Children and Family Services, as well as by the Probation Department.
3. Small family homes provide care to children in licensees' own homes. Small family residents are usually children on probation, developmentally disabled, children with special needs, and some foster children.
4. Adult residential facilities provide care for people aged 18 to 59 years, including both developmentally disabled adults and persons suffering from mental illness or psychiatric disorders.
5. Elderly residential facilities provide care for people aged 60 and above.

Mental Health Disabled: Severe mental illness includes the diagnoses of psychoses and the major affective disorders. The Orange County Health Care Agency, Behavioral Health Services provided mental health services to a total of 36,239 unduplicated mental health clients during fiscal year 1998/1999. For Mission Viejo, the Orange County Health Care Agency estimated that the total number of residents in 1999 with mental illness was 2,889, based on the prevalence of mental illness in three percent of the general population. Approximately 20-50% of these persons are capable of living semi-independently in their own supported housing units with assistance in maintaining their apartment, the provision of meals and obtaining transportation as do other disabled populations. As shown in Table H-7, there are no licensed community care facilities that provide beds for severely mentally ill persons in Mission Viejo.

Affordable housing is a major barrier to stable, decent housing for the severely mentally ill. A substantial majority of persons with severe mental illness relies solely on Social Security Insurance Payments. The Orange County Health Care Agency found that the income for 91 percent of the clients was below \$9,200 per year.

The Orange County Health Care Agency has stated, "Unless supportive and affordable housing opportunities are made throughout the cities and unincorporated areas of Orange County, the number of homeless mentally ill and substance abuse clients will continue to increase placing burdens on the already overburden system of care." The Agency cites the following needs:

- Additional **LICENSED FACILITIES** are needed to provide care and supervision so clients can stabilize and learn how to live in less restrictive community housing. City and County planners must make sure that zoning for such facilities are adequate for the need.
- More **TRANSITIONAL HOUSING** options are needed so that clients who no longer need the expensive care and supervision required in licensed facilities have somewhere to continue their rehabilitation and growth towards self sufficiency.
- New **PERMANENT SUPPORTIVE HOUSING** opportunities need to be developed so that consumers who have worked hard to achieve self sufficiency have the resources to continue to grow and enjoy the quality of life they have worked so hard to achieve.

The City shall comply with the State law that regulates licensed facilities. The City shall not unreasonably object to applications by declaring that an over concentration exists. In addition, the City shall continue to educate the residents about the need for these facilities and inform them of the State laws that regulate the care facility operation.

Developmentally Disabled: Persons with an IQ below 70 are defined as developmentally disabled. The Association for Retarded Citizens estimates that nationally one to three percent of the total population is developmentally disabled. As shown in Table H-7, there are 10 community care facilities in Mission Viejo that serve the supportive housing and care needs of developmentally disabled persons. Small family homes for youth, adult residential care facilities, and adult day care facilities in Mission Viejo have the capacity to serve about 198 developmentally disabled persons.

Physically Disabled: Physical disability can hinder access to housing units of traditional design as well as limit the ability to earn adequate income. A 1988 countywide needs assessment conducted by the Dayle McIntosh Center for the Disabled revealed that housing accessibility and affordability is the second greatest concern among disabled persons in Orange County. Individuals who are mobility impaired need housing that can accommodate wheelchairs or have been designed with level entryways and no interior or exterior stairs.

Three licensed community care facilities in Mission Viejo, including small family homes for youth, adult residential care, and adult day care facilities, provide housing and support services for physically disabled persons (Table H-7). These three facilities have the capacity to serve 198 physically disabled persons.

Housing opportunities for the disabled can be maximized through the provision of affordable, barrier free housing. The Housing Element sets forth policies to carry out State standards for providing physically disabled accessible units in new development and, to encourage that the physically disabled accessible units be located in close proximity to public transportation and services.

HOUSING STOCK CHARACTERISTICS

The condition of the housing stock will also influence the need for new housing in Mission Viejo. The “need” category to consider in this section is:

- Housing needs resulting from the deterioration or demolition of existing units;
- Housing needs from the potential conversion of affordable housing units to market rate housing; and
- Housing needs due to the high cost of utilities.

Substandard Units

The overall condition of the City's housing stock is very good, a result of the subdivision developments within the Mission Viejo Planned Community. Nearly

all the City's housing has been constructed since 1960 and thus not likely in need of extensive rehabilitation. According to the 1990 Census, only 0.6 percent of the housing units in Mission Viejo Census Designated Place (CDP) lacked complete plumbing, heating, or kitchen facilities.

The accepted standard for major rehabilitation needs is after 30 years. As of the year 2000, approximately eleven percent of Mission Viejo's housing stock is over thirty years old. However, the biggest building spree in the community was in the 1970's. According to the 1990 Census, 14,023 dwellings were built between 1970 and 1980 in the Mission Viejo Planned Community and Community Service Area 12. This would indicate the need for continued maintenance and the potential need for targeted rehabilitation.

The Building and Code Enforcement Divisions of the City Community Development Department have not identified any dwelling unit whose exterior condition demonstrates a need for replacement or substantial rehabilitation. The City offers a rehabilitation loan program that has given lower income households financial assistance to replace items such as roofs. This program helps prevent the deterioration of housing that can result from deferred maintenance.

This Housing Element sets forth policies and programs to encourage the maintenance of the City's existing housing stock. Specific policies include:

- Provide a code enforcement program to ensure continued success in maintaining the integrity of neighborhood areas.
- Provide rehabilitation loan programs to preserve and conserve the City's housing stock.
- Provide for the continuing maintenance of public open space areas adjacent to residential neighborhoods.

At-Risk Assisted Housing Developments

State law requires local governments to analyze the potential of housing developments with affordability assistance to convert to market rate housing. During the next 10 years, there are two housing projects in Mission Viejo eligible to change from low-income housing uses due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. The projects at risk of conversion to market rate are the following:

**TABLE H-8
AT-RISK PROJECTS**

PROJECT	ADDRESS	TYPE OF ASSISTANCE	EARLIEST CONVERSION DATE	TOTAL NUMBER OF UNITS THAT COULD BE LOST	
				ELDERLY	NONELDERLY
Mission Viejo Family Village	27505 Bellogente Mission Viejo, CA 92691	Federal Section 8 with Section 221(d)(4) – Mortgage Insurance	5/05/2003		64
Heritage Pointe	27356 Bellogente Mission Viejo, CA 92691	County Multifamily Housing Revenue Bonds	5/29/2006	36	

Mission Viejo Family Village: For Mission Viejo Family Village, HUD provided a 20 year commitment for rental subsidies that assured the owner a level of rental income sufficient to pay debt service and operate the project regardless of the level of tenant payments. Tenants were initially required to pay 25%, or more recently, 30% of their income toward rent. HUD pays the difference between the tenant's contribution and what HUD has approved as the "contract rent." Section 8 eligibility is based on income level: tenants may earn no more than 80% of the Area Median Income (AMI). However, due to rent-up preferences and other factors, the actual income served is far less than this level.

At the time of expiration of a Section 8 contract, an owner can generally choose to accept a renewal contract or to terminate participation in the Section 8 program. The decision to "opt out" is primarily financial: if a development can be operated more profitably by participation in the Section 8 program, an owner will typically do so. There are also non-financial factors, such as the degree of difficulty in dealing with HUD oversight or the often-changing rules for Section 8 renewal that result from Congressional actions.

At this time, the property managers for Mission Viejo Family Village do not anticipate that the owners will leave the program since the contracted rent provides the owner with a greater profit than converting to market rate. However, market conditions or regulations may change. If the owners choose to leave the program, they will be required to notify the City nine months prior to the termination.

Heritage Pointe: In 1992 the Jewish Home for the Aging in Orange County, a non-profit corporation, utilized Orange County Multi-Family Apartment Development Revenue Bonds to purchase Heritage Pointe. The requirement for providing the assisted units is for the longer of the two conditions: 15 years after the date of bond issuance or as long as the bonds are outstanding. If the bonds are paid off the assisted units may convert as early as May 29, 2006. The bond maturity date is May 1, 2022, which would be the latest date. Since the owners are nonprofit with

the intention of providing affordable units, there is not a high risk for the bonds to be paid off early and for the assistance to be lost.

**TABLE H-9
LEVEL OF ASSISTANCE FOR AT-RISK PROJECTS**

PROJECT	TYPE OF ASSISTANCE	OPTION OUT DATE	UNIT TYPE	CONTRACTED RENT
M.V. Family Village	Section 8 project-based rental subsidies	5/05/2003	2 Bedroom: 48 3 Bedroom: 16	2 Bedroom: \$926 3 Bedroom: \$1050
Heritage Pointe	20% of units at 50% of median income	NA	1 Bedroom: 30 units 2 Bedroom: 6 units	1 Bedroom: \$597 2 Bedroom: \$683

NA: Not applicable to this project.

Cost of Analysis for Replacement Housing: The total cost of producing 100 new rental housing units comparable to the housing identified as at-risk is estimated to be \$10,000,000: \$100,000 per unit. Building costs are estimated to be \$70 per square foot and land costs are estimated to be \$45,000 per unit.

In comparison, the 36 Heritage Pointe units might be preserved by refinancing the project under the County Multi-Family Revenue Bond Program, which would apply the same affordability requirements. The cost to the City and County would be minimal since the bond issues include the costs of issuance.

At the time of contract expiration, (under current regulations) the owners of Mission Viejo Family Village have primarily two options: (1) leave the program or (2) request Section 8 renewal at comparable market rent levels. Under the renewal option, there would be no cost to the City unless there was a need for the City to provide an incentive to the owners to renew. An incentive could be the use of Community Development Block Grants to provide capital improvements such as the construction of carports. An incentive of 64 carports would cost approximately \$170,240: \$2660 per unit.

In summary, the least costly approach to preserve the federally assisted and bond-financed units would be to refinance or encourage continued program enrollment thereby extending the affordability controls. The most costly approach would be to replace the units with new rental units.

Energy Conservation

As residential energy cost continue to rise, increasing utility costs reduce the affordability of housing, thus aggravating the City's current shortage of affordable units. The City has many opportunities to directly affect energy use within its jurisdiction. In addition to required compliance with the Building Code and Title 24 of the California Administrative Code relating to energy conservation, the City sets forth goals and policies which encourages the conservation of non-renewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency. In a large part, energy savings and utility bill reductions can be realized through the following energy design standards:

- **Glazing** – Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Avoidance of this technique on the west side of the unit prevents afternoon sunrays from overheating the unit.
- **Landscaping** – Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern area of units reduces summer sunrays, while allowing penetration of winter sunrays to warm the units.
- **Building Design** – The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.
- **Cooling/Heating Systems** – The use of attic ventilation systems reduces attic temperatures during the summer months. Solar heating systems for swimming pool facilities saves on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.
- **Weatherizing Techniques** – Weatherization techniques such as insulation, caulking, and weather stripping can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.
- **Efficient Use of Appliances** – Each household contains different mixture of appliances. Regardless of the mix of appliances present, appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated, proper maintenance and use of stove, oven, clothes dryer, clothes washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases can be made on the basis of efficiency ratings.

HOUSING CONSTRAINTS

This section of the Housing Element provides an analysis of existing and potential constraints upon the maintenance, improvement, or development of housing for all income levels. Governmental and nongovernmental constraints are considered in the analysis. This analysis will help focus the goals, policies and programs in the most efficient and effective manner. However, Mission Viejo's history as a planned community with a development agreement is the most significant factor in the development of housing in Mission Viejo.

GOVERNMENTAL

The intent of local government regulations is to protect public health and safety and ensure a decent quality of life for the residents. However, such regulations may add to the cost of housing. State law requires that the Housing Element address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing. Potential governmental constraints in Mission Viejo include land use controls, development agreements, fees and improvements, building codes, and local processing procedures.

Planned Community/Development Agreement Constraints

The land upon which Mission Viejo is developed was part of the 52,000-acre Rancho Mission Viejo. In 1907, an Irish cattleman named Richard O'Neill acquired an undivided interest in Rancho El Trabuco and Rancho Mission Viejo. When a 1963 study indicated that urbanization was spreading south from the Los Angeles area, his grandchildren, Richard O'Neill and Alice O'Neill Avery, decided to sell 10,000 acres. Donald Bren, Philip J. Reilly, and James Toepfer purchased the property and organized the Mission Viejo Company. In 1965, the Orange County Board of Supervisors approved a master plan for Mission Viejo. One year later, families stood in line to pay \$21,000 for homes on this former cattle range.

At the start Mission Viejo was marketed as an affordable bedroom community. The surrounding area was primarily ranch land and the nearest urban center was Santa Ana 17 miles to the north. As south Orange County developed, Mission Viejo developed in step and land values increased. As the master plan developer, the Mission Viejo Company had complete control of land sales in the community.

Phillip Morris Companies purchased Mission Viejo Company in 1972 and the community's favorable reputation continued to grow. In the early 1980's, the Mission Viejo Company changed strategy and no longer built homes, but focused on marketing the sale of the land to experienced residential developers. To maximize the sale price of the land and to make financing easier to acquire for potential developers, the Mission Viejo Company would obtain and establish vesting for almost all of the necessary discretionary permits prior to the sale of land.

On October 26, 1987, the Mission Viejo Company entered into a Development Agreement with the County of Orange. The County utilized the Development Agreement as a means of assurance that long-range plans for needed infrastructure were developed and implemented. In return, the Mission Viejo Company obtained assurance that the community could be developed according to the Mission Viejo Planned Community Development Plan and Text which specified the maximum dwelling units based on the capacity of this planned infrastructure.

When the City incorporated in 1988, the Mission Viejo Company had already secured the development pattern and the community was approximately 83% developed. In May 1991, the City of Mission Viejo and the Mission Viejo Company agreed to a subsequent refinement, known as the Public Improvements, Facilities, and Benefits Agreement. A total of 30,412 dwelling units could be constructed under the Development Agreements.

After the slump of the office/commercial real estate market during the mid-1990's, the City of Mission Viejo and the Mission Viejo Company agreed to change certain commercial, office professional, and business park sites to Residential 30 and Residential 14. The building cap within the Planned Community was increased to 32,003 dwelling units (not including congregate care units).

Developing affordable housing units has been constrained by the master plan developer's control of the housing market. The master plan developer has had sole ownership of all developable (vacant) land in the planned community, allowing them to set land prices at a premium. In addition to controlling the sale of developable land, the master plan developer also managed the distribution of dwelling units by allocating the dwelling units with the sale of land. Since it is the nature of the master plan developer to maximize profits, affordable housing developers found it difficult to compete with other market rate developers for developable land in the community.

Land Use Controls: The Land Use Element of the General Plan provides for a variety of residential densities for both ownership and rental housing. As noted in more detail in the discussion of the City's residential land inventory, the total number of dwelling units will fulfill the City's "regional share" of new units.

Fees and Improvements: Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. However, these fees contribute to the cost of housing and may constrain the development of lower priced units. Certain residential fees may be reviewed on an application basis to determine if waiver or subsidy by the City may be beneficial for the provision of lower income and senior citizen housing.

Building Codes and Enforcement: The City of Mission Viejo has adopted the State Uniform Building, Housing, Plumbing, Mechanical and Electrical Codes. These codes are considered to be the minimum necessary to protect the public health, safety and welfare. The local enforcement of these codes does not add significantly to the cost of housing.

Residential Development Standards: Different standards are required for single-family and multi-family development. One of the development standards that can greatly impact the affordability and design of a project is the number and type of parking spaces required. Mission Viejo's parking requirements for single-family detached and attached uses are two enclosed spaces per unit. This requirement does not seem to be excessive due to the garage storage needs exhibited by Mission Viejo residents.

Multifamily off-street parking requirements vary based upon the number of bedrooms in the unit: one and one-half covered spaces for studios and one bedroom units; two covered spaces for two bedroom units; and two and one-half spaces (two covered and one-half uncovered) for three or more bedroom units. Parking requirements are one of the design standards the City may adjust for affordable housing projects on an application basis.

**TABLE H-10
RESIDENTIAL DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARD	RESIDENTIAL PLANNED DEVELOPMENT ZONE			
	3.5	6.5	14	30
Maximum units/acre	3.5	6.5	14	30
Lot				
Area (square. feet)	5000	5000	5000	5000
Width (feet)	50	50	80	100
Depth (feet)	80	80	120	150
Setbacks (feet)				
Front	20	20	30	30
Rear	10	10	30	30
Side	5	5	10	15
Street side	7	7	10	30
Structural parcel coverage (maximum percent)	60%	60%	50%	50%
Distance between buildings (feet)	5	5	10	15
Private outdoor living space (min. Sq. ft.)	500	450	200	80
Main building & structure heights (maximum feet)	35 Feet or two stories which ever is less (RPD 30 may allow 45 feet or three stories if standard setbacks are provided)			
Accessory building & Structure Height	12 feet or one story which ever is less			
DWELLING TYPE	REQUIRED PARKING SPACES			
Single Family Dwellings	2 covered spaces within an enclosed garage			
Multifamily Residential:				
Planned unit developments including single family dwellings and condominiums	2 covered spaces within an enclosed garage			
Apartment Development				
Studio and one bedroom	1.5 covered			
Two bedroom	2 covered			
Three or more bedroom	2 covered and .5 uncovered			
Plus guest parking for planned development and multi-family developments	1 guest space for every 3 units, unless Planning Commission applies another guest parking requirement pursuant to a Planned Development Permit			
Mobile home parks	2 covered spaces within an enclosed garage and 1 uncovered guest space for each unit			
Second dwelling units	2 covered spaces within an enclosed garage located at the rear of the parcel			

As stated in the Development Code, the standards listed above shall apply unless modified by a Planned Development Permit issued by the Planning Commission. The Planned Development Permit process allows nontraditional or unique site plan design if found appropriate by the Planning Commission. The development standards were analyzed to ensure that the maximum housing densities for a zone could be attained. Results from the analysis indicated that the maximum densities could be achieved.

Local Processing and Permit Procedures: The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. There are three levels of review authority in Mission Viejo, listed from lowest to highest authority: (1) Director of Community Development, (2) Planning Commission, and (3) City Council. The Director has the final approval authority for Certificates of Occupancy, Minor Modifications, Minor Exceptions, Lot Line/Boundary Adjustments and Planned Development Permits involving no more than one unit. The Commission has the power to grant final approval for Variances, Planned Development Permits for residential permits encompassing two or more units, Conditional Use Permits, Architectural Review Permits, Tentative Tract and Parcel Maps. The Council has final determination for Specific Plans, General Plan Amendments, Zoning Map Amendments, Development Code Amendments, and Development Agreements.

Residential projects in Mission Viejo generally receive concurrent processing of various development applications (e.g., subdivision and zoning approvals), thereby shortening review time and minimizing related holding costs. The process takes approximately six to eight weeks from the date the application is submitted, with a 15-day appeal period.

NONGOVERNMENTAL

There are numerous factors that affect the development of new housing and the maintenance of existing units for all income levels. Mission Viejo shares many of the same constraints that challenge the typical southern California community, such as market conditions, land and building costs, infrastructure requirements and environmental considerations.

Market Constraints

The high cost of renting or buying adequate housing is the primary ongoing constraint to providing adequate housing in the City of Mission Viejo. High construction costs, labor costs, land costs and market financing constraints are all contributing to increases in the availability of affordable housing.

Construction Costs: The cost of building materials is a significant portion of the expense to build a new home. Construction costs for wood frame, single-family construction of average to good quality range from \$50 to \$70 per square foot, custom homes and units with extra amenities running somewhat higher. Costs for wood frame, multifamily construction average around \$50 per square foot,

exclusive of parking. The City has no control over the prices of building materials: cost reductions would need to come from other sources.

Land: Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. Left alone, the rapidly escalating market price of land will tend to encourage mainly higher priced development. According to the *1999 Orange County Affordable Housing Strategy* prepared for the Orange County Housing and Community Development Department, due to the increasing land costs, homebuilders in turn are developing increasingly expensive homes in order to preserve profits. The City's Community Development Block Grant Consolidated Plan for Fiscal Year 2000/01 to 2004/2005 estimated that the price for a 4,000 square foot final graded lot is around \$165,000. Higher density zoning could reduce the cost per unit of land, but land zoned for higher densities commands a higher market price. For this reason, density bonuses rather than zoning changes may be the preferred vehicle for reducing land costs.

Labor Costs: Labor is the third most expensive component in building a house, constituting an estimated 17% of the cost of building a single-family dwelling. The cost of union labor in the construction trades has increased steadily since April 1974. The cost of non-union labor, however, has not experienced such significant increases. Because of increased construction activity, the demand for skilled labor has increased so drastically that an increasing number of non-union employees are being hired in addition to unionized employees, thereby lessening labor costs.

Financing: From January 1990 to June 2000, the 30-year fixed-rate mortgage rates have ranged from 6.58 to 10.54 percent (national monthly averages, source HSH). The average rate during this period was 8.26 percent. While interest rates have fallen more than 10 percent from their near 20 percent high in the early 1980s, they still have a substantial impact on housing costs which is felt by renters, purchasers and developers. It should be noted that some mortgage financing is variable rate, which offers an initial lower interest rate than fixed financing. The ability of lending institutions to raise rates to adjust for inflation will cause many households to overextend themselves financially, as well as, constraining the housing market with high financing costs. An additional obstacle for the first-time homebuyer continues to be the 10-20% down payment required by lending institutions.

National policies and economic conditions determine interest rates, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs and other subsidies to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage down payment requirements.

Based on evidence of construction activity throughout the City, residential financing is generally available in Mission Viejo and interest rates do not vary

significantly from surrounding areas. There is no evidence of mortgage deficient areas for new construction or rehabilitation loans.

Profit: Developer profits generally comprise 10-15% of the selling price of single-family homes and slightly lower for condominiums. However, in communities like Mission Viejo where the market demand for housing is high in comparison to the available housing supply, developers are able to command higher prices and realize greater margins of profit.

Environmental Constraints

Portions of Mission Viejo are exposed to a variety of environmental hazards and resources that may constrain the development of lower priced residential units. Although these constraints are primarily physical and hazard related, they are also related to the conservation of the City's natural resources.

Flood Hazards: The Public Safety Element identifies those areas in the City that are subject to periodic flooding based on Flood Insurance Rate Maps prepared for the area. These areas include Arroyo Trabuco and Tijeras Canyon in the eastern portion of the city, Oso Creek in the central, Aliso Creek along the northwest boundary, and the area along the Orange County Transportation Authority (OCTA) and Metrolink Railroad Line (formerly Atchison, Topeka & Santa Fe) from Alicia Parkway south of the Oso Parkway/Interstate 5 interchange. General Plan policies require specific mitigation measures for development within these flood-prone areas.

Seismic Hazards: Like the entire Southern California region, the City of Mission Viejo is located within an area of high seismic activity. Movement of the San Andreas, San Jacinto, Elsinore-Whittier, and Newport-Inglewood faults generates the primary seismic activity in the City. Although the inactive Capistrano fault crosses through the City, it poses little or no threat to the region. Potential seismic hazards include ground ruptures, groundshaking, liquefaction, landslides, and seiches. Of these five, the City of Mission Viejo is more susceptible to groundshaking, liquefaction, and seiches in the event of an earthquake. The entire City can be expected to experience groundshaking during the occurrence of an earthquake along the region's four major faults. Soils susceptible to potential liquefaction within the City are located along Arroyo Trabuco and other major streams. Seiche damage potential is greatest along Lake Mission Viejo, Upper Oso Reservoir, and El Toro Reservoir. The Public Safety Element sets forth policies to address these seismic hazards in Mission Viejo.

Hazardous Materials: Hazardous materials can be classified into four basic categories: toxins, flammables, irritants, and explosives. Because of their

widespread use, it is assumed that each type of hazardous material is transported through, used, or stored to some degree within Mission Viejo. The transportation of hazardous materials to and from sites poses potential risks of upset. The major transportation routes within the study area include the San Diego Freeway, the arterial roadways serving the commercial areas, and the OCTA and Metrolink Railroad Line along the western margin. The potential threats posed by transportation accidents involving hazardous material include explosion, physical contact by emergency response personnel, exposure to large segments of the population via airborne exposure, or release into drinking water sources. Further recommendations, restrictions, and safety precautions are outlined in the Public Safety Element.

Urban/Wildland Fires: Fire poses a continual threat to the community, both in the developed and undeveloped areas. The Orange County Fire Authority is responsible for providing fire protection services to Mission Viejo. Areas of natural (though modified) vegetation occur in the eastern portion of the city, which make it susceptible to potential fire danger. This area is identified as a Very High Fire Hazard Severity Zone in the Conservation/Open Space Element.

Urban fires have the potential to result in personal injury or loss of life, and damage or destruction of structures at high monetary costs. Certain urban development scenarios pose more difficult fire protection problems. These scenarios include multi-story, wood frame, high density apartment development; multi-story office, research, and development structures; large continuous developed areas with combustible roof-covering materials; residential developments in outlying hillside areas with limited fire flows; and uses storing, handling, and using hazardous materials on-site.

Natural Resources: In addition to seismic hazards, floodplains, and hazardous materials, areas with significant plant and animal species are present in Mission Viejo. Areas of high sensitivity contain threatened or endangered plant or animal species as determined by State or Federal laws.

The area with the highest sensitivity in Mission Viejo is the Arroyo Trabuco because of its significance as a prime bird nesting/foraging habitat, and major wildlife movement corridor. Other highly sensitive areas include the waterfowl habitat near the Oso Reservoir; the riparian habitat for birds and other wildlife in Tijeras Canyon; the prime bird of prey foraging/wintering habitats along the ridgelines of Tijeras Canyon and O'Neill Regional Park; and the undisturbed bird of prey foraging/ wintering area in Plano Trabuco. The City of Mission Viejo protects these highly sensitive areas through its development review procedures. Development standards will necessarily be more stringent in these sensitive areas to minimize potential adverse impacts to natural resources.

Infrastructure Constraints

Adequate infrastructure and public services are necessary to accommodate future residential development. The following sections discuss the availability of water, sewer, solid waste, and educational services to accommodate additional growth in Mission Viejo.

Water: Water for Mission Viejo is provided through a complex distribution system composed of several agencies, the primary source being the Metropolitan Water District of Southern California. Three water districts serve the City: the Santa Margarita Water District (SMWD) which provides service for the eastern portion of the City; the Moulton-Niguel Water District which serves the western portion of the City, the El Toro Water District which serves the western area formerly Community Service Area 12. In most areas of Mission Viejo, pumping and storage facilities are adequate to meet existing and future needs. Water distribution lines are relatively new, ranging in age from 1 to 35 years of age, and exhibit no major deficiencies. In the undeveloped portions of Mission Viejo, development will provide for the expansion and construction of water transmission, pumping, and storage facilities as necessary to accommodate future growth.

Sewer: Sewer services for Mission Viejo are provided by the same three special districts which provide water facilities. Both the Santa Margarita and Moulton Niguel Water Districts operate water reclamation plants that provide reclaimed water for use on green belts and golf courses located within the City. Most of the sewage generated in Mission Viejo planning area is treated at the South East Regional Reclamation Authority treatment plant in Dana Point. The sewer lines that service the City are in good condition, exhibit no major deficiencies and function normally. Like water facilities, development will provide for the construction of sewer lines to meet future demands of development.

Solid Waste: The City has administered its own solid waste program since incorporation, with contracted refuse. The majority of the solid waste generated in Mission Viejo is disposed at the Prima Deshecha Landfill located approximately three miles east of Interstate 5 and the Ortega Highway in Orange County. In operation since 1976, the 1,500-acre landfill has a total capacity of about 80 million cubic yards and is estimated to be at capacity by the year 2040.

Education: Increases in the number of families with school-aged children in Mission Viejo have resulted in some overcrowding in elementary schools throughout the City. As permitted under AB-2926, AB-235, and AB-181, the Capistrano Unified School District and the Saddleback Valley Unified School District, which both serve the City of Mission Viejo, levy developer fees on new construction. Currently, developer fees are charged at a rate of \$.33 per square foot

for commercial and industrial development and up to \$2.63 per square foot for residential development (except as otherwise amended). These local and State fees account for some of the funding available to school districts including Mello-Roos Community Facility Districts, Certificates of Participation, and General Obligation Bonds.

HOUSING ELEMENT GOALS AND POLICIES

This section of the Housing Element contains the goals and policies the City intends to implement to address a number of important housing-related issues. The following six major issue areas are addressed by the goals and policies of the Housing Element: 1) ensure that a broad range of housing types are provided to meet the needs of both existing and future residents; 2) ensure that housing is maintained and preserved; 3) provide housing support services; 4) ensure housing is sensitive to environmental and social needs; 5) promote equal housing opportunity; and 6) preserve the affordability of assisted housing units. Each issue area and the supporting goals and policies are identified and discussed in the following section.

HOUSING OPPORTUNITIES

The City wants to continue to encourage the construction of new housing units that offer a wide range of housing types to ensure that an adequate supply is available to meet existing and future needs. The provision of a balanced inventory of housing in terms of unit type (e.g. single-family, multiple-family, etc.), cost, and style will allow the City to fulfill a variety of housing needs.

GOAL 1: Expand upon the present range of housing types to meet future needs of residents.

Policy 1.1: Continue to provide a variety of dwelling unit types for all segments the population.

Policy 1.2: Encourage a variety of public and private efforts in providing affordable housing opportunities to area residents, particularly for lower income households, the elderly, large families, the physically impaired, and female-heads of household.

Policy 1.3: Encourage the development of childcare facilities in conjunction with the development of housing.

Policy 1.4: Continue to provide incentives to assist in the development of affordable housing, including expeditious permit processing and fee waivers.

Policy 1.5: Where an established percentage of the dwelling units of a project are devoted to lower income households, provide incentives such as density bonus, tax-exempt financing, waiver of fees, assistance with development of on- or off-site improvements, and reductions in minimum parking requirements.

MAINTENANCE AND PRESERVATION

The goal of housing preservation is to protect the existing quality and investment in housing and to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value. In general, the housing stock has been well maintained and 45 percent of the dwelling units are less than twenty years old. Approximately eleven percent of the City's housing stock is over thirty years old, indicating the potential need for rehabilitation and continued maintenance of approximately 3,671 units.

GOAL 2: Promote the continued maintenance and enhancement of residential areas.

Policy 2.1: Provide a code enforcement program to ensure continued success in maintaining the integrity of neighborhood areas.

Policy 2.2: Provide for the continuing maintenance of public open space and landscaped areas adjacent to residential neighborhoods.

Policy 2.3: Provide rehabilitation loans and grants program to preserve and conserve the City's housing stock.

Policy 2.4: Provide adequate standards for remodeling and the expansion of existing residential units to insure compliance with State and Uniform Building Code requirements and to insure compatibility with surrounding residential development.

Policy 2.5: Monitor the level of existing affordable housing stock in the City.

HOUSING SERVICES

In addition to policies designed to increase the availability and adequacy of the City's affordable housing stock, it is important that services are available to ensure the efficient utilization of the housing stock.

GOAL 3: Provide support services in meeting the needs of the City's low and moderate income residents.

Policy 3.1: Encourage senior citizen independence through the promotion of housing services related to in-home care, meal programs, and counseling.

Policy 3.2: Encourage development of new housing units designated for elderly or disabled persons to be in close proximity to public transportation and community services.

Policy 3.3: Work with area social service providers in addressing the needs of the homeless population.

Policy 3.4: Support social service providers that operate shared housing programs which match low and moderate income individuals who want to share rental housing costs for joint living arrangements.

Policy 3.5: Work with housing developers, builders, and non-profit organizations to develop low and moderate income housing.

Policy 3.6: Support Mortgage Revenue Bond Programs aimed at providing housing opportunities for low and moderate income households.

Policy 3.7: Provide home ownership opportunities to low and moderate income households through the participation in the Orange County Mortgage Credit Certificate Program and if there is adequate funding create a shared equity partnership/first-time homebuyer program, offering down payment assistance.

Policy 3.8: The Disaster Aid Fund should be utilized to provide emergency shelter to victims of natural and man-made disasters.

ENVIRONMENTAL SENSITIVITY

It is an on-going concern in the City to ensure that residential growth is sensitive to the environmental and social needs of the community. Development will be accommodated which is coordinated with available community resources and infrastructure, and which is designed to minimize impacts on the natural environment.

GOAL 4: Provide for housing which is sensitive to environmental and social needs.

Policy 4.1: Balance future increases in population growth with existing and projected community resources.

Policy 4.2: Evaluate residential proposals within hillside areas in terms of potential impacts to landform and viewsheds.

Policy 4.3: Evaluate residential development proposals in terms of energy conservation measures provided.

Policy 4.4: Ensure compatibility of new residential development with existing development to enhance the city's residential neighborhoods.

FAIR HOUSING

Housing opportunities in the City must be made available to all persons regardless of age, income, or race. The City has made a strong and firm commitment that fair housing practices will continue in Mission Viejo. Ensuring equal opportunity in the housing market is required under State and Federal law.

GOAL 5: Promote equal housing opportunity.

Policy 5.1: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, disability, income, sex, age, and household composition.

Policy 5.2: Continue active support and participation with the Orange County Fair Housing Board to promote fair housing opportunities.

Policy 5.3: Implement state and federal laws for access and adaptability for the developmentally disabled, and continually adopt updates to City codes to reflect current accessibility requirements.

PRESERVATION OF AT-RISK HOUSING UNITS

Dwelling units that are affordable to low and very low income households are an important resource to the community that should be preserved. When affordable housing projects are at-risk of converting to market rate projects the City needs to take special measure to try to preserve those affordable units. During the next ten years, there are two projects at-risk of converting: Mission Viejo Family Village and Heritage Pointe. The following policies are preservation measures.

GOAL 6: Preserve housing units affordable to low and very low income households

Policy 6.1: Encourage at-risk project owners to consider bond refunding to extend the affordability controls.

Policy 6.2: Contact at-risk housing project owners and discuss options for preserving affordability.

Policy 6.3: Encourage non-profit housing organizations to buyout at-risk housing projects or purchase market rate apartment units.

Policy 6.4: Preservation of at-risk units shall be a priority for housing funding resources. Funding reallocation from lower priority programs such as rehabilitation programs shall be considered when preservation opportunities are presented.

State housing law encourages the development of action programs to achieve the stated goals and policies. Table H-11 below provides a correlation between each goal and policy and identifies implementing programs. The programs are described in the text presented on pages 56-68. The program numbers listed in Table H-11 match those included in the text beginning on page 56.

**TABLE H-11
HOUSING POLICIES AND RELATED PROGRAMS**

GOAL 1: Expand Upon the Present Range of Housing Types to Meet Future Needs of Residents

Policy	Program
Policy 1.1: Continue to provide a variety of dwelling unit types for all segments of the population.	• Land Use Element/Development Code (#6)
Policy 1.2: Encourage a variety of public and private efforts in providing affordable housing opportunities to area residents, particularly for lower income households, the elderly, large families, the physically impaired, and female-heads of household.	• Affordable Housing Outreach (#10) • Density Bonus (#12) • Mortgage Revenue Bond Financing (#13) • Non-Profit Housing Development (#15) • Home Sharing (#5)
Policy 1.3: Encourage the development of child-care facilities in conjunction with the development of housing.	• Pre-application Review Program (#23)
Policy 1.4: Continue to provide incentives to assist the development of affordable housing, including expeditious permit processing and fee waivers.	• Efficient Processing (#19) • Development Fees (#20)
Policy 1.5: Where an established percentage of the dwelling units of a project are devoted to lower income households, provide incentives such as density bonus, tax-exempt financing, waiver of fees, assistance with development of on- and off-site improvements, and reductions in minimum parking requirements.	• Density Bonus (#8) • Affordable Housing Outreach (#10) • Mortgage Revenue Bonding Financing (#13) • Development Fees (#20) • Development Code (#21)

GOAL 2: Promote the Continued Maintenance and Enhancement of Residential Areas.

Policy

Program

Policy 2.1: Utilize the code enforcement division to ensure continued success in maintaining the integrity of neighborhood areas.

- Code Enforcement (#3)

Policy 2.2: Provide for the continuing maintenance of public open space and landscaped areas adjacent to residential neighborhoods.

- Median and Slopes Program (operating budget)

Policy 2.3: Provide rehabilitation loans and grants program to preserve and conserve the City's housing stock.

- CDBG Rehabilitation Loans and Grants(#1)

Policy 2.4: Provide adequate standards for remodeling and the expansion of existing residential units to insure compliance with State and Uniform Building Code requirements and to insure compatibility with surrounding residential development.

- Development Code (#18)

Policy 2.5: Monitor the level of existing affordable housing stock in the City.

- Cooperative effort between the City and Saddleback Valley Board of Realtors to monitor housing affordability.

GOAL 3: Provide Support Services in Meeting the Needs of the City's Low and Moderate Income Residents

Policy

Program

Policy 3.1: Encourage senior citizen independence through the promotion of housing services related to in-home care, meal programs, and counseling.

- Senior Community Service Program

Policy 3.2: Encourage development of new housing units designated for elderly or disabled persons to be in close proximity to public transportation and community services.

- Development Code (#18)

- Policy 3.3:** Work with area social service providers in addressing the needs of the homeless population.
- CDBG Public Service Programs (#22)
- Policy 3.4:** Support social service providers that operate shared housing programs which match low and moderate income individuals who want to share rental housing costs for joint living arrangements.
- Home Sharing (#5)
- Policy 3.5:** Work with housing developers, builders, and non-profit organizations to develop low and moderate income households.
- Non-Profit Housing Development (#15)
- Policy 3.6:** Support Mortgage Revenue Bond Programs aimed at providing housing opportunities for low and moderate income households.
- Mortgage Revenue Bond Financing (#13)
- Policy 3.7:** Provide home ownership opportunities to low and moderate income households through the participation in the Orange County Mortgage Credit Certificate Program and if there is adequate funding create a shared equity partnership/first-time homebuyer program, offering down payment assistance.
- Mortgage Credit Certificate Program (#14)
 - Shared Equity Financing (#17)
- Policy 3.8:** The Disaster Aid Fund should be utilized to provide emergency shelter to victims of natural and manmade disasters.
- Emergency Operation Plan (shelter provided by American Red Cross).

GOAL 4: Provide for Housing which is Sensitive to Environmental and Social Needs

- | Policy | Program |
|--|--|
| Policy 4.1: Balance future increases in population growth with existing and projected community resources. | <ul style="list-style-type: none"> • Environmental Review Process |
| Policy 4.2: Evaluate residential proposals within hillside areas in terms of potential impacts to landform and viewsheds. | <ul style="list-style-type: none"> • Development Code (#18) • Architectural Review • Environmental Review • Subdivision Code |

Policy 4.3: Evaluate residential development proposals in terms of energy conservation measures provided.

- Development Code (#18)

Policy 4.4: Ensure compatibility of new residential development with existing development to enhance the City's residential neighborhoods.

- Development Code (#18)
- Architectural Review
- Environmental Review
- Subdivision Code

GOAL 5: Promote Equal Housing Opportunity.

Policy

Program

Policy 5.1: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, disability, income, sex, age, and household composition.

- Equal Housing Opportunity Services (#21)

Policy 5.2: Continue active support and participation with the Orange County Fair Housing Board to promote fair housing opportunities.

- Equal Housing Opportunity Services (#21)

Policy 5.3: Implement state and federal laws for access and adaptability for the developmentally disabled, and continually adopt updates to City codes to reflect current accessibility requirements.

- Equal Housing Opportunity Services (#21)

GOAL 6: Preserve Housing Units Affordable to Low and Very Low Income Households

Policy

Program

Policy 6.1: Encourage at-risk project owners to consider bond refunding to extend the affordability controls.

- Monitor At-Risk Units (#24)

Policy 6.2: Contact at-risk housing project owners and discuss options for preserving affordability.

- Monitor At-Risk Units (#24)
- Preservation Incentive Program (#26)

Policy 6.3: Encourage non-profit housing organizations to buyout at-risk housing projects or purchase market rate apartment units.

- First Right of Refusal Response Plan (#25)

Policy 6.4: Preservation of at-risk units shall be a priority for housing funding resources. Funding reallocation from lower priority programs such as rehabilitation programs shall be considered when preservation opportunities are presented.

- Preservation Incentive Program (#25)

RELATED GOALS AND POLICIES

The Land Use Element sets forth the amount and type of residential development permitted under the General Plan, thereby affecting housing opportunity in Mission Viejo. In addition, the Land Use Element contains policies directed at maintaining the existing housing stock, as well as ensuring the quality of new residential development. The Circulation Element contains policies to minimize roadway traffic into residential neighborhoods and the Noise Element sets forth policies to minimize the level of noise in neighborhoods. The Conservation/Open Space Element establishes development standards to minimize the impact of residential development on sensitive resources, such as hillside areas, ecological habitat, and scenic viewsheds. The Public Safety Element sets forth policies to ensure the safety of the City's housing stock through such measures as code enforcement, and mitigation of environmental hazard as a condition to development. The Public Facilities Element sets forth policies and standards to ensure the adequacy of facilities to serve existing and future residential development. Finally, the Economic Development Element sets forth a strategy aimed at the attainment of a job/housing balance in Mission Viejo. The Housing Element and the other Elements of the General Plan have been reviewed to ensure that they are consistent with one another. In addition, the Development Code, and Capital Improvement have been reviewed to ensure consistency. These related documents are consistent with the Housing Element. The housing program of the Development Plan is currently being updated in order to reflect the Housing Element revision. The housing plan for the Table H-12: Housing Policy by Element depicts General Plan policies by element that supports the goals of the Housing Element.

**TABLE H-12
HOUSING POLICIES BY ELEMENT**

ISSUE AREA	POLICIES BY ELEMENT							
	Land Use	Circulation	Conservation / Open Space	Public Safety	Noise	Public Facilities	Economic Developmt.	Growth Managemt.
Housing Opportunities	1.4, 2.1	7.1			2.1-2.8		1.5, 2.2, 3.10	
Maintenance and Preservation	1.3, 3.1, 3.3, 3.6	5.1-5.8, 7.1			1.1-1.7, 3.1-3.3			
Housing Services		4.1-4.6						
Environmental Sensitivity	1.6, 2.8, 2.9, 2.16, 3.4, 3.10, 4.3	6.1-6.3	1.1-1.13, 2.1-2.4	1.1-1.3, 2.1-2.6, 3.1-3.6, 5.1-5.4, 6.1-6.7	1.1-1.7, 2.1-2.8, 3.1-3.3	1.1-1.3, 3.1-3.3, 4.1-4.2, 5.1-5.6, 6.1-6.3, 7.1-7.4		1.1-1.3, 2.1-2.3, 3.1
Fair Housing	1.2, 3.9							
Preservation of Affordable Units	3.1, 3.6				1.1-1.7, 3.1-3.3			

(Table H-12 revised per GPA2001-18)

THE HOUSING PLAN

This section of the Housing Element addresses the means in which the City may achieve its goals for housing development, conservation, and improvement. The first section of the plan describes the opportunities in the community, including an inventory of housing sites. Following the discussion of opportunities is a summary of the housing programs that have and will be implemented to attain and to support the City's housing goals and policies.

HOUSING OPPORTUNITIES

This section of the Housing Element evaluates the opportunities for new construction, housing funding, and preserving affordable housing units that may convert to market rate.

Inventory of Housing Sites

Housing Elements are required to include an inventory of land suitable for residential development including vacant sites and sites having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites. The inventory of sites is broken down into two categories: (1) Approved Projects and (2) Potential Housing Sites. No analysis of zoning, public facilities and services are provided for the approved sites since the suitability and the availability of services has been established through the development review process.

Approved Projects: All of the remaining vacant land zoned for residential use has development approvals for the site. In addition, these projects are either completed, under construction, in plan check, or the developer still indicates that the project will be developed according to plan. Table H-13 lists all of these approved projects and includes general information about the project. Figure H-1 provides a map of the general location of these approved projects.

TABLE H-13
APPROVED RESIDENTIAL DEVELOPMENT PROJECTS 1998-2005

FIG. H-1 REF. #	PROJECT	LOCATION (OFFICE)	DEVELOPER(S)	DU.S	LAND USE CATEGORY	INCOME CATEGORY	DU TYPE
1	Painted Trails						
	Copperstone	7 Copperstone Lane	Shea Homes	103	Res. 14	Upper	SFD
	Magdalena	8 Via Florencia	John Laing Homes	100	Res. 14	Moderate/ Upper	SFD
	Sienna Ridge	281 Knoll Lake	Lennar Homes	123	Res. 14	Moderate/ Upper	SFA
	Talaverde	99 Windswept Way	Centex Homes	160	Res. 14	Upper	SFD
2	Madrid Apartment Homes	28401 Los Alisos	SheaProperties	230	Res. 30	Low/ Moderate	Apt.
3	Palmia						
	Palmia - Courts	North of Los Alisos, off of Promenade	Capital Pacific	8	Res. 6.5	Moderate	SFA
	Palmia - Terraces	North of Los Alisos, off of Promenade	UDC Homes Inc, Capital Pacific	19	Res. 14	Moderate	SFD
4	Stoneridge	SE corner of Alicia Parkway and Olympiad Road	Standard Pacific, Shea Homes, D.R. Horton	499	Res. 3.5	Upper	SFD
5	Heritage Villas	26790 Oso Parkway	Overson/Hunter Investments & Jamboree Housing Corporation	142	OP	Very Low/ Low	Apt.
6	San Paloma Apartments	Los Altos	Archstone Communities	216	Res. 14	Moderate	Apt.
7	The Park at Crown Valley	26891 La Alameda	Camden Development	380	Res. 30	Moderate	Apt.

Apt.: Apartment

DU: Dwelling unit

FIG. H-1 REF #: Figure H-1: Housing Production 1998-2005 project identification number.

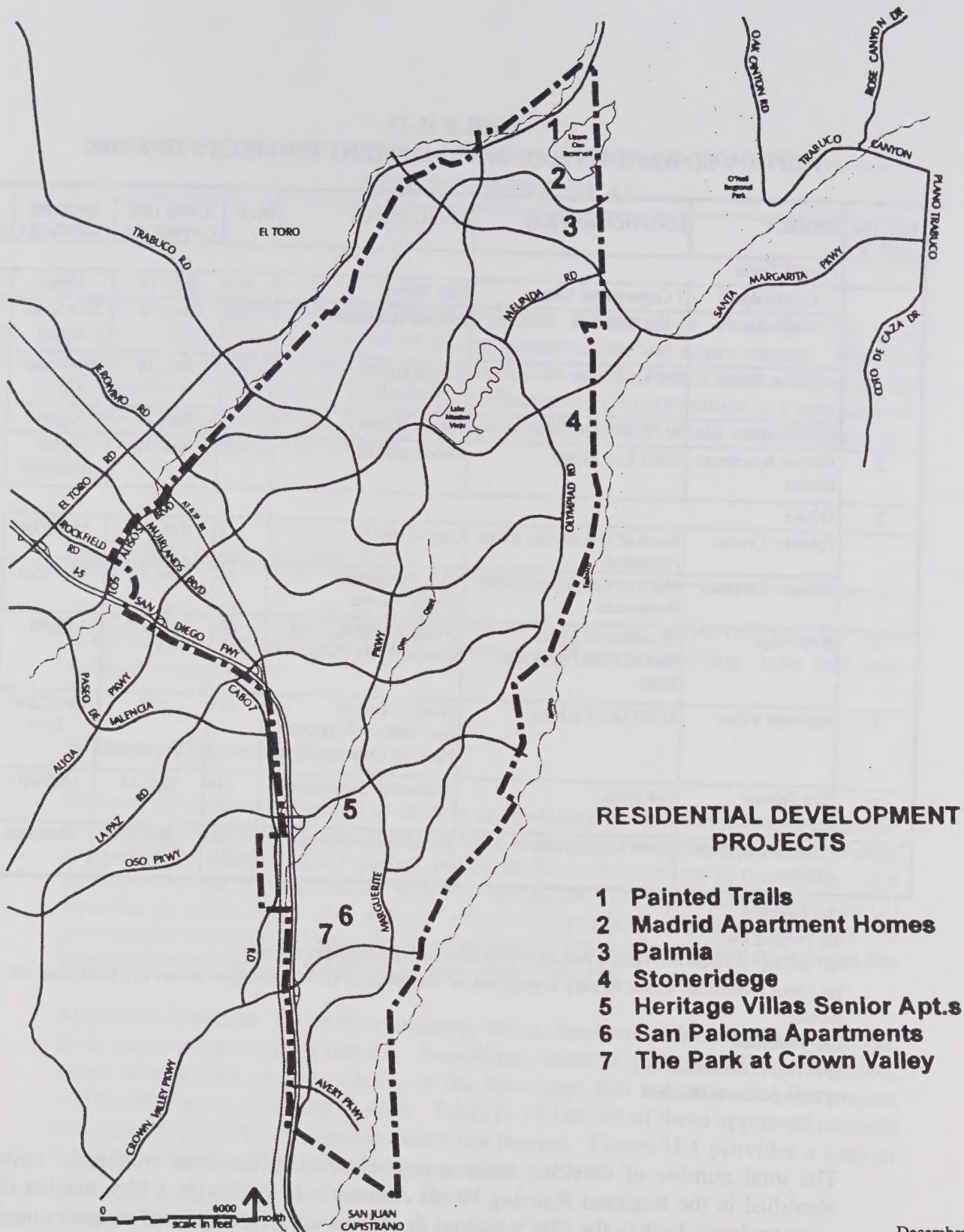
OP: Office Professional (Senior Housing Projects may be allowed in an Office Professional subject to a Conditional Use Permit).

Res.: Residential

SFA: Single Family Attached

SFD: Single Family Detached

The total number of dwelling units approved satisfies the total number of units identified in the Regional Housing Needs Assessment. Although, a high number of units are being built in the City's highest density categories, additional measures need to be taken to provide for very low and lower income households. Table H-14 shows the number of approved units according to the land use designations. Table H-14 is placed after Figure H-1.



December 4, 2000



Figure H-1
Housing Production 1998-2005

TABLE H-14
APPROVED DEVELOPMENT PROJECTS
ACCORDING TO LAND USE CATEGORY

LAND USE CATEGORY	NUMBER OF DWELLING UNITS
Residential 3.5	499
Residential 6.5	19
Residential 14.0	710
Residential 30.0	610
Office Professional	142
TOTAL	1,980

Potential Housing Sites: The following sites identified are not currently designated for residential use. These sites include the last vacant sites in the City that have potential for being affordable housing sites. One of the identified sites involves the conversion of the building to housing. Currently, all of the commercial and office developments in the City appear to be viable and not candidates for redevelopment with the exception of the fourth site. Since the City has such a high housing to jobs ratio, it would not be of economic interest to the community to pursue a change of land use. However, if market conditions change the City shall consider possible land use changes.

The first potential site, Site 1, is located just east of the corner of Los Alisos Boulevard and Jeronimo Road (Assessor Parcel 809-541-011). A portion of the property appears to be the parking lot of Unisys Corporation, located at 25725 Jeronimo Road. However, it is actual a separate 23.4-acre site. Presently, the property is designated for business park use. Surrounding the property on three sides are business park and commercial uses. There is a residential tract across the street to the north in the City of Lake Forest. The property is located within the Saddleback Valley Unified School District and the Moulton-Niguel Water District. The nearest schools are Glen Yermo Elementary School (approximately 1.7 miles), Los Alisos Intermediate School (approximately 1 mile), and Mission Viejo High School (approximately 2.3 miles), and Saddleback College (approximately 5.8 miles). In addition, the property is located on Orange County Transportation Authority bus route 86 that travels from Mission Viejo to Irvine via Jeronimo Road. The bus route provides service to the Irvine Transportation Center, Irvine Spectrum, and Norman P. Murray Community and Senior Center.

Additional analysis needs to be conducted prior to any change of land use designation, especially to evaluate the compatibility of a residential use adjacent to business park uses. However, if the property were developed at 30 dwelling units per

acre, then 702 units would result. A project this large would exceed the City's planned building cap for which infrastructure and services have been planned and designed. In particular, the Saddleback Valley Unified School District would have to verify an ability to serve the additional units since only 134 unallocated dwelling units remain in that school district. Moulton-Niguel Water District would also need to provide clearance since only 145 unallocated dwelling units remain in that water district.

Site 2 is a 1.802-acre vacant lot located on Center Drive (Assessor Parcel 740-111-015) within Crown Center. The property is zoned Business Park and is designated in the General Plan Land Use Plan as Office Professional/Residential 30/Business Park.

The mixed use General Plan designation indicates a general compatibility for the property to be rezoned Residential 30. A variety of uses are located within Crown Center such as Paragon Gardens (an assisted living community), Home Depot, car wash, childcare center, Persian market, mini storage, and telephone utility facility. The nearest residential uses are Paragon Gardens, approximately 100 feet to the northeast, and Highland Park townhouses, approximately 100 feet to the northwest. The property is located within the Capistrano Unified School District and the Santa Margarita Water District. The nearest schools are Carl Hankey Elementary School (approximately 1 mile), Niguel Hills Middle School (approximately 1.8 miles), and Capistrano Valley High School (approximately 1.2 miles), and Saddleback College (approximately 0.5 mile). The property is not adjacent to a bus route: the bus stop for Route 85 is approximately 2000 feet to the north at the corner of Marguerite and Crown Valley Parkways.

Additional analysis needs to be conducted prior to any change of land use designation, especially to evaluate the compatibility of a residential use adjacent to business park uses. However, if the property were developed at 30 dwelling units per acre then 54 units would result. A project this size would not exceed the City's planned residential cap.

Site 3 is the former Charter Behavioral Hospital, located at 23228 Madero. The site has the potential to be converted to a single room occupancy hotel or dormitory. The hospital facility was originally constructed in 1990 and includes approximately 52,900 square feet of floor area with 80 beds, expandable to 120 beds. The building is fully sprinklered and is equipped with a fire alarm system. Emergency power is supplied to the building by an emergency generator. The ground level houses administrative functions, a full service cafeteria, meeting rooms, storage and mechanical rooms, and an indoor gymnasium. The top two levels house 80 beds (approximately 40 per floor), lounges and laundry facilities. Other features include swimming pool, tennis court, and outdoor recreation area. The lot size is 4.9 acres. The asking price for the building on June 7, 2000 was \$8,000,000.

The building has been vacant for several months. However, another behavior

hospital operator has obtained a conditional use permit to occupy the facility. Although the availability of the site is questionable at this point, the opportunity to convert facility should be kept in mind since its features are residential in nature. There may also be an opportunity to use a portion of the facility as a transitional facility or single room occupancy if the hospital cannot support all of the beds.

The final site, Site 4, is located at 28601 Los Alisos Boulevard (Assessor Parcels 839-161-08 and -09). The property is zoned Commercial Highway and is designated in the General Plan Land Use Plan as Commercial Highway. The 10.8-acre site is developed with an 115,240-square foot commercial building that was most recently used for office space. The building was designed to be a Kmart retail store. To utilize the property for dwelling units, the existing building would be demolished and replaced with a housing complex. Adjacent to the property's eastern border is a shopping center with Vons as the anchor. Across Los Alisos Parkway, Palmia retirement community is located south of Site 4. Madrid Apartments are located to the west of Site 4. The Foothill Transportation Corridor borders the site to the north. The property is located within the Saddleback Valley Unified School District and the Santa Margarita Water District. The nearest schools are Del Lago Elementary School (approximately 1.3 miles), Los Alisos Intermediate School (approximately 4.2 miles), and Trabuco Hills High School (approximately 0.8 miles), and Saddleback College (approximately 7 miles). Currently, the Orange County Transportation Authority does not operate a bus route along Los Alisos.

Additional analysis needs to be conducted prior to any change of land use designation. However, if the property were developed at 14 dwelling units per acre with a 25 percent density bonus, then 188 units would result. The project would not exceed the City's planned building cap. However, the Saddleback Valley Unified School District would have to verify an ability to serve the additional units since only 134 unallocated dwelling units remain in that school district.

Public/Private Partnerships

Whether it is a legally recognized partnership or an informal cooperative effort, public/private partnerships are key to the development of most affordable housing projects. As the City learned with the development of the Arroyo Vista apartment complex, putting together a viable project can necessitate the involvement of several agencies and organizations.

Heritage Villas Senior Apartments: In effort to bring affordable senior apartments to the community, the City met with several non-profit and for-profit housing firms. Within this Housing Element planning period, the City's goal was finally achieved through an informal partnership between public and private sectors. Heritage Villas Senior Apartments is the product of that effort. The

project is a 142-unit affordable housing complex, comprised of five buildings, featuring two community rooms, laundry facilities and private balconies.

In 1998, development and financing packages were formulized for Heritage Villas Senior Apartments. The senior apartment complex required multiple layers of financing to produce a viable project. Heritage Partners Limited Partnership purchased the real property located on the southeast corner of Oso Parkway and Country Club Drive in Mission Viejo. The Mission Viejo Community Development Agency negotiated with Heritage Partners and Jamboree Housing Corporation (a nonprofit public benefit corporation) for the development of the project with affordable rent provisions as a condition of the \$2,179,000 loan. The Agency loan was funded from \$793,000 of City CDBG monies, a loan to the Agency from the County of Orange of \$936,000 County CDBG funds, and \$450,000 from the Agency's Housing Fund. By a separate loan, the County of Orange provided a loan of \$300,000 to the Developer for eligible project costs. In addition, the project benefited from \$7,300,000 in tax exempt bonds and \$3,000,996 from the California Tax Credit Allocation Committee.

The completed units are occupied in accordance with the income requirements published annually by HUD. Tenants income cannot exceed 60% of the area median income as published by HUD and the Tax Credit Allocation Committee. There are three levels of affordability, as follows:

- 15 units – 40% of County median income or less
- 43 units – 50% of County median income or less
- 84 units – 60% of County median income or less

The affordable housing restrictions are in effect for a 55-year period.

Experienced Partners: Experience and determination are desirable qualities for partners when developing an affordable housing project. When a potential partner of such caliber presents a project, their proposal shall be given more consideration due to the complexities involved.

BRIDGING THE GAP

The housing market does not provide enough housing for very low income and low income households regardless of the demand for it. Therefore, local jurisdictions need to get involved and try to bridge the gap between the housing needs and the housing market. The following section outlines the City's housing construction profile for the planning period of 1998 to 2005 and discusses the strategy to bridge the gap.

Construction Profile

Since all of the residentially zoned property in the City has approved development plans, forecasting the City's ability to achieve its construction goals is clear-cut. For most of the projects, actual rental and purchase prices were used to determine the level of affordability. Table H-15, City of Mission Viejo 1998-2005 Housing Construction Goals, provides details for the level of affordability for all of the approved projects. In summary, the table indicates that the City needs to bridge the affordability gap for 123 very low income units and 31 low income units.

Project Name	Units	Very Low Income	Low Income	Median Income	High Income
101	100	10	5	10	10
102	100	10	5	10	10
103	100	10	5	10	10
104	100	10	5	10	10
105	100	10	5	10	10
106	100	10	5	10	10
107	100	10	5	10	10
108	100	10	5	10	10
109	100	10	5	10	10
110	100	10	5	10	10
111	100	10	5	10	10
112	100	10	5	10	10
113	100	10	5	10	10
114	100	10	5	10	10
115	100	10	5	10	10
116	100	10	5	10	10
117	100	10	5	10	10
118	100	10	5	10	10
119	100	10	5	10	10
120	100	10	5	10	10
121	100	10	5	10	10
122	100	10	5	10	10
123	100	10	5	10	10
124	100	10	5	10	10
125	100	10	5	10	10
126	100	10	5	10	10
127	100	10	5	10	10
128	100	10	5	10	10
129	100	10	5	10	10
130	100	10	5	10	10
131	100	10	5	10	10
132	100	10	5	10	10
133	100	10	5	10	10
134	100	10	5	10	10
135	100	10	5	10	10
136	100	10	5	10	10
137	100	10	5	10	10
138	100	10	5	10	10
139	100	10	5	10	10
140	100	10	5	10	10
141	100	10	5	10	10
142	100	10	5	10	10
143	100	10	5	10	10
144	100	10	5	10	10
145	100	10	5	10	10
146	100	10	5	10	10
147	100	10	5	10	10
148	100	10	5	10	10
149	100	10	5	10	10
150	100	10	5	10	10
151	100	10	5	10	10
152	100	10	5	10	10
153	100	10	5	10	10
154	100	10	5	10	10
155	100	10	5	10	10
156	100	10	5	10	10
157	100	10	5	10	10
158	100	10	5	10	10
159	100	10	5	10	10
160	100	10	5	10	10
161	100	10	5	10	10
162	100	10	5	10	10
163	100	10	5	10	10
164	100	10	5	10	10
165	100	10	5	10	10
166	100	10	5	10	10
167	100	10	5	10	10
168	100	10	5	10	10
169	100	10	5	10	10
170	100	10	5	10	10
171	100	10	5	10	10
172	100	10	5	10	10
173	100	10	5	10	10
174	100	10	5	10	10
175	100	10	5	10	10
176	100	10	5	10	10
177	100	10	5	10	10
178	100	10	5	10	10
179	100	10	5	10	10
180	100	10	5	10	10
181	100	10	5	10	10
182	100	10	5	10	10
183	100	10	5	10	10
184	100	10	5	10	10
185	100	10	5	10	10
186	100	10	5	10	10
187	100	10	5	10	10
188	100	10	5	10	10
189	100	10	5	10	10
190	100	10	5	10	10
191	100	10	5	10	10
192	100	10	5	10	10
193	100	10	5	10	10
194	100	10	5	10	10
195	100	10	5	10	10
196	100	10	5	10	10
197	100	10	5	10	10
198	100	10	5	10	10
199	100	10	5	10	10
200	100	10	5	10	10

TABLE H-15
CITY OF MISSION VIEJO
1998-2005 HOUSING CONSTRUCTION GOALS

INCOME CATEGORY	COLUMN 1 UNITS CONSTRUCTED/ OCCUPIED 1998 & 1999	COLUMN 2 UNITS WITH DEVELOPMENT COMMITMENTS	COLUMN 3 HOUSING OPPORTUNITY PROGRAM UNITS	COLUMN 4 TOTAL UNITS
Very Low (0-50% County Median)		58 c	123 g	181
Low (50-80% County Median)		91 d	31 h	122
Moderate (80-120% County Median)	27 a	912 e	(-154) i	785
Upper (Over 120% Co. Median)	150 b	742 f		892
TOTAL	177	1803		1980

- a. Housing completed and occupied between January 1, 1998 and December 31, 1999: Palmia Courts (8), Palmia Terrace (19)
- b. Housing completed and occupied between January 1, 1998 and December 31, 1999: Stoneridge (109) and Quail Run (41).
- c. Completed in year 2000, Heritage Villas, senior apartments, offering 15 units for 40% median income and 43 units for 50% median income.
- d. The remaining units of Heritage Villas (set at 60% median income) 84 and 7 units in the Madrid Apartment complex completed in the year 2000.
- e. The following apartments built or soon to be complete in year 2000 qualify as moderate income units: remaining units of the Madrid Apartments (223), and Park at Crown Valley (380). A portion of the following condominium complexes being built in 2000 have been determined to be affordable to moderate income households: Sienna Ridge at Painted Trails (60) and Magdalena At Painted Trails (33).
- f. The remaining condominium units and the single family detached units at Painted Trails are affordable to upper income households: Sienna Ridge (63), Magdalena (67), Copperstone (103), and Talverde (160). The remaining units of Stoneridge (349) are marketed to upper income households. Archstone Communities is expected to begin development of the San Paloma Apartment complex in the near future. Due to the amenity level of the project, all the units (216) are foreseen to be marketed to moderate income households.
- g. Additional 123 very low income units are needed to meet the City's affordability goals. The Housing Element includes multiple strategies to attain the goal.
- h. Additional 31 low income units are needed to meet the City's affordability goals. The Housing Element includes multiple strategies to attain the goal.
- i. The Housing Element includes multiple strategies in an effort to attain the affordability goals for very low and low income. These strategies include the conversion of an existing building, rental buy down, and new construction. This table assumes that the units will be obtained from a rental buy down program. The buy down units would come from the new apartment complexes, which accounts for the reduction of moderate income units.

Strategy to Bridge the Gap

Instead of identifying a single approach to attain the 123 very low income units and 31 low income units, the City will pursue multiple tactics in order to succeed. This strategy is also intended to utilize the City's limited funds in the most cost efficient manner. For each tactic, estimates for the number of very low income and low income units that might be attained and estimates for the cost to the City are provided. The strategy to bridge the gap is incorporated in the Affordable Housing Outreach Program, which is discussed in the Housing Program section.

Multifamily Housing Revenue Bond Program: For this tactic, the City will encourage the owners of the apartment complexes, developed during this planning period, to finance or refinance with Multifamily Housing Revenue Bonds. The bond program is described under the housing program section. The cost to the City would be minimal unless it is necessary to provide incentives to the owners such as assisting with the processing costs. A requirement of the program is that 20 percent of the units be rent restricted for tenants with 50 percent of the county median income or that 40 percent of the units be rent restricted for tenants with 60 percent of the county median income. Listed below are the possible results:

- Madrid Apartments: 46 units very low income or 92 units low income
- Park at Crown Valley: 76 units very low income or 152 units low income
- San Paloma: 43 units very low income or 86 units low income

New Construction Partnership: For this tactic, the City will work with housing developers to construct new affordable housing complexes at Site 1 and Site 2 identified in the opportunity section. The first site is estimated to accommodate 702 units and the second site is estimated to accommodate 54 units. Using the City's experience with Arroyo Vista and Heritage Villas, a general idea of the affordability results and financial commitment from the public sector (City and County loans or grants) are listed below:

Arroyo Vista Affordability and Cost Model

- Site 1: 252 very low income units and 450 low income units; public commitment \$8,599,500
- Site 2: 19 very low income units and 35 low income units; public commitment \$661,500

Heritage Villas Affordability and Cost Model

- Site 1: 288 very low income units and 414 low income units; public commitment \$12,285,000
- Site 2: 22 very low income units and 32 low income units; public commitment \$945,000

Site 1 provides more affordable units than identified in the regional housing needs assessment allocation for the City. It may be possible to subdivide Site 1 or develop the property with a market rate project. In general, the cost model figures indicate that a small project at Site 2 would be more feasible.

Charter Hospital Conversion: For this tactic, the City will work with a non-profit or for-profit organization to convert the existing 80-bed facility into an 80-unit single room occupancy facility affordable to very low income persons. Public funding involvement at the level of Heritage Villas would be approximately \$1,400,000. This tactic depends on the site becoming available within the planning period.

Site 4 Rezone and Replacement: The City will work with a non-profit or for-profit organization to replace the existing commercial building (formerly Kmart) at 28601 Los Alisos Boulevard with a residential project. Based on informal discussion with a residential developer, there is interest in the development of apartments at Site 4. By rezoning the property to Residential 14 and providing a 25 percent density bonus, a total of 189 dwelling units could be developed. As a condition of the density bonus, at least 20 percent of the units (not including the bonus units) would be allocated to low income households, or 10 percent of the units would be allocated to very low income. The density bonus incentive would result in 15 very low income dwelling units or 30 low income dwelling units. The cost to the City would depend on the need for additional incentives.

Rental Buy Down: The City shall approach the owners of the Madrid, San Paloma, and the Park at Crown Valley apartments to purchase rent reductions or buy downs. The goal is to reduce the cost of 123 units to be affordable to very low income tenants and 31 units to be affordable to low income. The market rate rents for these units are approximately \$419 too high for very low income tenants and \$121 too high for low income. A straight rental subsidy over 30 years for 123 very low income units is estimated to be \$18,553,320 and for 31 low income units is estimated to be \$1,350,360. When negotiating with the owners, the City shall consider that following the Heritage Villas model to attain the City's goal of 123 very low income units and at least 31 low income units, public funding commitment would be approximately \$5,250,000. Under the model, low income unit goal of 31 units would be exceeded: 177 low units would result. The Heritage Villas model consists of 41 percent of the units being affordable to very low income and 59 percent of the units being affordable to low income, with a public sector contribution of \$17,500 per unit.

Density Bonus for Existing Projects: State Density Bonus law does not pertain to existing residential projects that have the potential to add dwelling units. To address this issue, the City will revise the Density Bonus/Affordable Housing provisions in the Development Code. The amendment to the regulations will allow

existing projects to expand and/or remodel the complex to include 25 percent more units over the otherwise maximum allowable residential density if 20 percent of the total units are reserved for low income or 10 percent of the total units are reserved for very low income. The City may also provide other incentives.

The following analysis is for example purposes. No determination of the feasibility of the example has been made. The existing Hillpointe Apartment complex consists of 400 units on a 19.2-acre site that is zoned 30 dwelling units per acre. Another 320 apartment units might be built. As a result, Hillpointe would then provide at least 58 very low income units or 115 low income units. The cost to the City would depend on the need for additional incentives.

Strategy Notes: The City should first discuss the option of Multifamily Housing Revenue Bonds with apartment owners prior to rent buy downs. However, for all the other tactics the City needs to start the process since there are no guarantees that the sites will be available, the potential partners have adequate resources, or that the public sector has adequate funds to provide enough incentive. With this multiple effort, the City has laid out a reasonable implementation plan.

Funding Program

The City's primary source of housing funds comes from the Mission Viejo Community Development Agency Housing Fund (20% redevelopment set aside funds) and Community Development Block Grants. Given the high demand for these funds, guidelines are important for managing their allocation.

Priority: The City's priority for contributing funds to a housing project shall follow the order of importance listed below:

1. Preservation of Affordable Units
2. New Construction of Very Low Income Units
3. New Construction of Low Income Units
4. Rehabilitation of Lower and Moderate Income Units
5. Homeownership for Lower and Moderate Income Households

Estimate of Funds Available: In the following table are projections for the Mission Viejo Community Development Agency Housing Fund and Community Development Block Grant (CDBG) Program. The actual funds available for the Agency's Housing Fund depends on the increase in tax increment within the project area. CDBG funding depends on the federal funding from Congress and the formula for allocation.

TABLE H-16
ESTIMATE OF HOUSING FUNDS

YEAR	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
AGENCY HOUSING FUND										
DOLLARS	165,440	346,356	247,925	259,445	279,375	811,947	853,017	890,667	919,797	935,097
COMMUNITY DEVELOPMENT BLOCK GRANT (minus administration and public service with a 3% annual increase projection)										
DOLLARS	336,700	346,801	357,205	367,921	378,959	390,328	402,037	414,099	496,918	511,826

Fund Management: Although the priority for funding is for preservation of affordable units, there might not be a need to expend funds on the two project's identified as being at-risk of converting to market rate. Heritage Pointe is owned and operated by a nonprofit corporation and it may be difficult for them to pay off the bonds early. In addition, it is their intention to provide as many affordable units as feasible. The property managers of Mission Viejo Family Village have indicated that the property owner is likely to stay in the program due to the higher than market rate contracted rents that are received. Therefore, it does not appear to be essential to set aside funds for preservation purposes at this time.

The next priority is to fund new construction for very low and low income housing units. Outlined in the strategy above were several tactics that ranged in potential funding needs. Since it will most likely require a significant amount of funding, at least half of the Agency Housing Funds should be allocated for new construction while the tactics are being pursued. Once actual dollar amounts are determined then the Agency Housing Fund and CDBG programs can be adjusted accordingly. Since the federal government wants CDBG funds to be expended each year, the funds need to be applied to a specific project.

For the remaining priorities, housing rehabilitation and homeownership, these activities should be funded from the start. A large portion of the CDBG funds should support housing rehabilitation and if necessary, the amount will be reduced to support higher priority projects. If necessary to continue participation in the Orange County Mortgage Credit Certificate Program, funds from the Agency Housing Fund should be allocated. Not until after the pursuit of the tactics for developing very low and low income housing is completed or resolved should the City fund the Shared Equity Program.

These are general guidelines for the expenditure of the limited housing funds. The City Council and the Mission Viejo Community Development Agency may consider additional factors that may outweigh these guidelines.

PRESERVATION OF AT-RISK HOUSING

The Housing Needs discussion indicated that there are 100 affordable housing units that are at risk of converting to market rate units during the next ten years. There are two primary resources which present opportunities to preserve the affordability: (1) public and private nonprofit corporations that have the capacity to acquire and manage these housing developments and (2) financing and subsidy programs.

Housing Agencies

Resources for preservation include public and private nonprofit corporations that have legal and managerial capacity to acquire and manage these housing developments that are at-risk of converting to market-rate. The City is aware of the following organizations that may be able to acquire and preserve the housing units' affordability:

Mission Viejo Community Development Agency
25909 Pala, Suite 200
Mission Viejo, Ca 92692

Civic Center Barrio Housing Corp.
431 S. Bristol
Santa Ana, CA 92703

Orange County Housing Authority
1770 N. Broadway
Santa Ana, CA 92706

Jamboree Housing Corporation
2081 Business Center Drive, Ste 216
Irvine, CA 92612

Orange County Community Housing Corporation
1833 E. 17th Street, Suite 207
Santa Ana, CA 92701

Habitat for Humanity of Orange County
P.O. Box 7086
Orange, CA 92613

Besides the agencies listed above, there are potential purchasers that are registered on HCD list of entities interested in purchasing developments under first right of refusal. In California, owners of certain types of federally-subsidized rental housing projects are prohibited from selling the project for conversion to market-rate housing without first offering a project to purchasers who agree to maintain the affordability of the project. This requirement is know as "first right of refusal."

Under California law, nine months before the sale of a federally-assisted property, the owner must send a detailed notice of the impending sale to entities agreeing to continue affordability that either: (a) contact the owner directly; or (b) appear on a list of interested purchasers made available to owners by HCD. Pursuant to California law, during the first 120 days after giving notice of intent to sell, the owner may only sell the property to a tenant organization. For the following 60 days, the owner may only sell to another entity that agrees to maintain the project as affordable housing. At the end of this 180-day period, the owner may make the

property available to any buyer. However, any qualified purchaser that made a bona fide offer to purchase the property during the first 180-day period must be given the opportunity to match any purchase offer from another buyer for the 180 days following the first 180-day period.

Estimates of Available Funds

There are three primary funding sources available to the City: Mission Viejo Community Development Agency Housing Set Aside Funds, Community Development Block Grant Funds, and Orange County Housing Authority Operating Reserve.

- In the Agency Housing Fund, there is estimated \$288,000 for the year 2000, increasing each year and at year 2009 is estimated to be \$1,020,197. There are existing obligations that the Agency has incurred supporting the Arroyo Vista Apartment project and Heritage Villas Senior Apartments. The loan payments from 2000 to 2009 total \$1,177,253. Table H-17 outlines the estimated revenues and expenditures for the Housing Fund. The Housing Rehabilitation Program is currently being funded with Housing Fund and CDBG funds. Table H-17 does not include the Housing Rehabilitation Program expenditure since the funds have not been legally obligated and could be available for use in preserving assisted housing developments
- The Community Development Block Grant Allocation is \$518,000 for year 2000 and is projected to increase slightly each year. CDBG funds are federal funds subject to the federal budget and regulatory changes. Typically, 20% of CDBG funds cover administrative costs and another 15% are allocated to public service programs.
- The Orange County Housing Authority has accumulated an operating reserve fund from its Section 8 rental assistance administration. In year 1999/2000, \$5,443,832 was appropriated for development of affordable housing and other housing related purposes. Mission Viejo and other Orange County jurisdictions can approach the County seeking assistance from the operating reserve fund. Future availability of the fund depends on the County's management and discretion regarding allocation of the funds. Two projects in Mission Viejo have benefited from loans (\$1,200,000 and \$401,000 loans for Arroyo Vista and \$300,000 loan for Heritage Villas) from the operation reserve fund.

Besides being potential funding sources used to preserve or replace the 100 units identified as being at risk to converting to market rate, the funding described above may also be used to support the programs identified in the Housing Program section of the Housing Element.

TABLE H-17
MISSION VIEJO COMMUNITY DEVELOPMENT AGENCY
HOUSING FUND

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
REVENUE	288,000	396,356	611,156	690,356	711,456	881,997	929,297	968,197	998,597	1,020,197
LOAN REPAY- MENTS	87,560		363,231	363,231	363,231					
OTHER COSTS	35,000	50,000	65,000	67,680	68,850	70,050	76,280	77,530	78,800	85,100
BALANCE	165,440	346,356	247,925	259,445	279,375	811,947	853,017	890,667	919,797	935,097

An additional funding guide available to the City is HCD's Clearinghouse for Affordable Housing Finance. The Clearinghouse assists housing sponsors and local jurisdictions in their efforts to develop, rehabilitate, preserve and operate affordable housing. The Clearinghouse is a free information source on over 200 housing programs, government, private lenders and foundation grants. Clearinghouse information is available at the HCD website, <http://housing.hcd.ca.gov/clearinghouse>. For additional assistance, or a request that is not covered on the database, contact Linda Nichols at HCD either by email lnichols@hcd.ca.gov or phone at (916) 323-3175, or by fax at (916) 327-2643. Provided as an appendix to the Housing Element, Table H-19 describes State and Federal Housing Finance Programs.

HOUSING PROGRAMS

The Housing Element section entitled "Housing Needs Assessment" describes the housing needs of the City's current and projected population, as well as the specific needs resulting from the potential deterioration of older units, lack of affordable housing for lower income groups, and special housing needs for certain segments of the City's population. The goals and policies contained in the Housing Element address the City's identified housing needs. These goals and policies are implemented through a series of housing programs.

Mission Viejo's overall housing program strategy for addressing its housing needs has been defined according to the following issue areas:

- Conserving and improving the condition of the existing stock of affordable housing;

- Providing adequate sites to achieve a variety and diversity of housing;
- Assisting in the development of affordable housing;
- Removing governmental constraints if necessary;
- Promoting equal housing opportunity;
- Providing social service that support low and moderate income residents; and
- Preserving at-risk housing units.

Housing programs include both existing programs currently in use in Mission Viejo and new programs that have been added to address the City's unmet housing need. This section provides a description of each housing program and future program goals. *The Housing Program Summary at the end of this section (Table H-18) summarizes the future goals of each program, along with identifying the program funding source, responsible agency, and time frame for implementation.*

Conserving and Improving Existing Affordable Housing

The State of California has made housing preservation and conservation a high statewide priority. While the City's housing stock is in excellent condition, a significant proportion of the City's housing is nearing 30 years of age, indicating the need for continued maintenance and the potential need for targeted rehabilitation in the future.

1. Housing Rehabilitation Program: The Housing Rehabilitation Program provides technical and financial assistance to qualifying low income households who are owner/occupants of single family residential properties in the City of Mission Viejo. The primary funding for the program is through two sources: (1) the Community Development Block Grant program (CDBG), a program under which the City receives funds from HUD, and (2) Housing Set Aside Funds from the Community Development Agency of the City of Mission Viejo pursuant to the California Community Redevelopment Law.

The program's objectives are to correct nonconforming uses, remedy code violations, and generally repair and improve deteriorating properties in an effort to provide decent housing and a suitable living environment for persons and families of low and moderate income. Financial assistance is provided in the form of a grant or deferred payment loan. Single family rehabilitation grants in amounts up to \$5,000 are available to qualifying property owners to correct existing local and/or state code violations and finance eligible exterior improvements to residential properties. The City offers deferred payment loans to eligible property owners in amounts up to \$15,000, and in extreme cases the maximum may be extended to \$20,000. The five-

year objective is to advertise availability of loans and grants to provide assistance to 180 units.

TABLE H-18
MISSION VIEJO
2000-2005 HOUSING REHABILITATION GOALS

INCOME CATEGORY	NUMBER OF DWELLING UNITS TO RECEIVE REHABILITATION ASSISTANCE
Very Low (0-50% County Median)	135
Low (50-80% County Median)	45
Moderate (80-120% County Median)	0
Upper (Over 120% Co. Median)	0
TOTAL	180

2. Home Weatherization Improvements: As residential energy costs continue to rise, increasing utility costs reduce the affordability of housing, thus aggravating the City's current shortage of affordable units. Southern California Edison offers a variety of energy conservation services designed to help low income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. Homeowners or renters may qualify for the following types of weatherization improvements free of charge: attic insulation, weather stripping, caulking, water heater insulation blankets, water-saving showerheads, heating/cooling duct insulation, and other types of limited home repairs which increase energy efficiency. In order to expand utilization of these programs, the City will provide informational brochures at the public counter and at the Mission Viejo Community Center.

3. Code Enforcement: The City adopted a nuisance abatement ordinance in June 1989 to codify standards and procedures for abating property maintenance, building and zoning violations. Potential code violations are identified based on complaints reported to the City and those observed by code enforcement officers. There are three code enforcement officers that work with the residents towards amiable solutions. In addition, code enforcement officers inform property owners of the rehabilitation loan program. The majority of code violations in Mission Viejo pertain to property maintenance, and according to the City's Building Official, no substandard residential structures have been identified since the program's inception.

4. Section 8 Certificate/Voucher Program: The City of Mission Viejo contracts with the Orange County Authority to administer the Section 8 Certificate/Voucher Program. The Section 8 rental assistance program extends rental subsidies to low income families and elderly that spend more than 50 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the allowable rent determined by the Section 8 program. Most Section 8 subsidies are issued in the form of Housing Choice vouchers which allows clients to locate their own housing. Assisted clients will pay no less than 30% of their adjusted income as their share and are not allowed to pay more than 40% of their adjusted income towards the total rent.

Due to the high demand for housing vouchers, there is a waiting list for the program. The last time the Housing Authority opened its waiting list was in August 1999. At that time more than 7,400 applications were received in two weeks. The Housing Authority closed the list because it will take between 3 and 4 years to provide this many applicants with vouchers. Unless Housing Authority receives new funding, they can only issue about 100 vouchers per month to replace persons who leave the program. The Housing Authority continually submits applications for additional housing vouchers.

As of January 24, 2000, the Housing Authority was providing 80 Section 8 Rental Certificates and Vouchers to residents of Mission Viejo. It is impossible to know how many additional housing vouchers the City will actually receive from the Housing Authority. However, based on previous allocation levels, the City's goal will be to secure additional five rental subsidies annually. The City will facilitate use of the Section 8 program in its jurisdiction by encouraging apartment owners to list available rental units with the County Housing Authority for potential occupancy by tenants receiving Section 8 certificates.

5. Home Sharing: Many seniors who would prefer to live independently resort to institutionalized living arrangements because of security problems, loneliness, or an inability to live entirely independently. Since 1985, South County Senior Services has offered a shared housing program which assists seniors in locating roommates to share existing housing in the community. The program serves Mission Viejo residents as well as other southern Orange County jurisdictions.

The shared housing program provides an alternative option to Mission Viejo's elderly residents, which allows them to remain in their homes. During 1999/2000, 234 inquiries were handled and 17 matches were made. The majority of registrants are very low income and female-headed households, and non-seniors are also eligible for the program. The City will assist in program outreach efforts through placing advertisements in the City's senior newsletter and in the Saddleback Valley News. The quantified objective of this program is to achieve 17 roommate matches on an annual basis in Mission Viejo.

TABLE H-19
MISSION VIEJO
2000-2005 HOUSING CONSERVATION GOALS

INCOME CATEGORY	NUMBER OF DWELLING UNITS
Very Low (0-50% County Median)	233
Low (50-80% County Median)	57
Moderate (80-120% County Median)	0
Upper (Over 120% Co. Median)	0
TOTAL	290

Table-19, Mission Viejo 2000-2005 Housing Conservation Goals, illustrates the City's goals for conserving the affordability of housing units for each income group. The programs that are intended to conserve affordability are the Section 8 Certificate/Voucher Program, Home Sharing, and Preservation of At-Risk Housing Units.

Provision of Adequate Housing Sites

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing of all types, sizes and prices. This is an important function in both zoning and General Plan land use designations.

6. Land Use Element/Development Code: Fundamental to the provision of housing is the zoning and designation of property for residential purposes. Although the City is quickly nearing buildout, there is enough undeveloped land designated for residential purposes that is adequate to meet the City's share of regional housing needs, which have been identified as 1,110 dwelling units through June 2005. In addition to designation of land, the Land Use Element and the Development Code provide for a variety of housing types to address all economic segments of the community. Allowed density ranges from one to 30 dwelling units per acre, with higher densities achievable through density bonus provisions.

7. Inventory of Surplus Public Land: The original investigation found that there was no surplus land available. The City will continue to monitor the availability of surplus land or the possible conversion of facilities. If any land deemed or declared

surplus is identified and an assessment made of its suitability for residential development. Those sites suitable for affordable housing will be forwarded to non-profit developers for their consideration as to development potential.

8. Density Bonus Units: Pursuant to State law, the City offers a density bonus of 25 percent, along with regulatory concessions and/or incentives, if a developer agrees to construct at least one of the following: 20 percent of the units for lower income households, 10 percent for very low income households, or 50 percent of the units for qualifying residents (e.g. seniors and disabled). The density bonus program not only assists with the cost of development but also increases the housing stock by allowing a density above the Development Code standards. The State density bonus regulations are structured for new project development and would be difficult to apply to an existing project that has the potential to expand. Therefore, the City shall further develop its Density Bonus/Affordable Housing provisions to include existing apartment complexes. With this revision, an existing project could build additional units to at least 25 percent above the allowed density for the zone if the developer agrees to the affordability provisions stated above. The units reserved for the lower income households could be existing units as long as the units were not already reserved through previous affordability measures. The goal for the adoption of the revision is two years.

9. Second Units: Second units are an affordable housing alternative. A second unit is a separate and complete living space on the same parcel as existing single or multi-family units. Because a second unit can be created more cheaply than a newly constructed unit, they offer a means to expand the affordable housing stock. The cost savings come from the utilization of existing infrastructure and buildings. Second units can also help people with extra living space, by allowing them to convert that space into another unit.

State law allows local jurisdictions to adopt regulations for the creation of second units. If a local jurisdiction has not adopted an ordinance governing second units then a homeowner interested in a second unit may apply for and obtain a permit for the creation of a second unit if it complies with the provisions described in §65852.2(b) of the Government Code. Adopted on October 19, 1998, the Mission Viejo Development Code contains provisions for second units. Review of these regulations indicates that the parking standards for second dwelling units are excessive and restrict the development of second units. Parking standards shall be revised to reflect the State standard that parking requirements for second units shall not exceed one parking space per unit or per bedroom. In addition, the specification that the parking be located within a garage on the rear half of the parcel shall be removed. Revisions to the regulations are scheduled to occur within two years.

10. Affordable Housing Outreach Program: Mission Viejo will implement the following approaches to provide adequate sites to accommodate the City's remaining

regional share need for 31 low and 123 very low income units by January 2003.

The City's first priority to provide adequate sites for lower income households will be to approach the owners of the Madrid, San Paloma and the Park at Crown Valley developments to purchase rent reductions or buy downs pursuant to AB 438 (Chapter 796, Statutes of 1998) in order to subsidize the affordability of the units for 30 years for some combination of low and very low-income households.

If the rental buy down approach is not successful or an unmet need for some number of lower-income units remains, Mission Viejo will pursue a variety of other approaches to address the shortfall in sites, including the rezoning of some combination of sites 1, 2 and 4. If this program has not provided the required number of adequate sites for 154 lower-income units by January 2003, Mission Viejo will amend its housing element to provide sufficient sites for its remaining regional share need.

Assist in the Development of Affordable Housing

New construction is a major source of housing for prospective homeowners and renters but generally requires public sector support for the creation of units affordable to lower income households. The following programs attempt to address the overall need for the development of affordable housing in Mission Viejo.

11. Affordable Housing Production: During the 8-year planning period, the City has facilitated the production of 149 housing units (in two projects) that are affordable to very low and low income households. This production level translates to meeting 53% of the 8-year production objectives as listed in Table H-15. The affordable housing production includes Heritage Villas and Madrid Apartment Homes.

12. Density Bonus: Pursuant to State density bonus law, if a developer allocates at least 20% of the units in a housing project to lower income households, 10% for very low income households, or at least 50% for "qualifying residents" (e.g. senior citizens), the City will grant a density bonus of 25% over the otherwise maximum allowable density, along with one additional regulatory concession to ensure that the housing development will be produced at a reduced cost. In addition to a density bonus, the City will provide at least one of the following regulatory concessions and/or incentives to ensure that the project will be developed at a reduced cost:

- a. A reduction or modification of the Development Code requirements which exceed the minimum standards approved by the State Building Standards Commission, including, but not limited to, a reduction in the minimum setback and square footage requirements and in the ratio of off-street parking spaces that would otherwise be required;

- b. Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reductions.

The developer shall agree to and the City shall ensure continued affordability of all lower income density bonus units for a minimum 30-year period. The City will reflect the State requirements in its Development Code.

13. Mortgage Revenue Bond Financing: The County of Orange has established two revenue bond housing programs to increase the supply of affordable housing in the County - the Multifamily Housing Revenue Bond Program and the Single Family Residential Mortgage Revenue Bond Program. Under these programs, tax-exempt bonds are issued to provide funds for construction and mortgage loans to encourage developers to provide both rental and for-sale housing which is affordable to lower income families and individuals. The Mission Viejo Company participated in both the multifamily and single family bond programs. Subsequent to incorporation, the City adopted a resolution and entered into a cooperative agreement with the County in support of additional bond financed projects in Mission Viejo.

The two most recent bond issues for Mission Viejo projects were the refinancing of Larkspur Canyon (formerly Marguerite Villas) and Park Ridge Apartments. Larkspur Canyon bonds sold on August 1, 1997 with the affordability requirement that 20% of the units (31 units) be restricted to 50% of the County median income. The earliest date that the units held for targeted income group might convert is June 15, 2027. Park Ridge bonds sold on November 1, 1998 with the affordability requirement that 20% of the units (54 units) be restricted to 50% of the County median income. The earliest date that the units held for targeted income group might convert is November 15, 2028.

14. Mortgage Credit Certificate Program: The City of Mission Viejo has been participating in the Orange County Mortgage Credit Certificate Program, which offers valuable help to first-time homebuyers. By obtaining a Mortgage Credit Certificate (MCC) during escrow, a qualified homebuyer can increase the loan amount they qualify for, and increase their take-home pay as well. The MCC entitles the homebuyer to take a federal income tax credit of twenty (20%) of the annual interest paid on the mortgage used to buy their home. This credit reduces the federal income taxes of the buyer, resulting in an increase in the buyer's net earnings. Increased buyer income results in the increased ability to qualify for the mortgage loan. During the period of 1996 through 1999, the City of Mission Viejo received approximately 23 or 10 percent of the total certificates issued by the County. The City's objective is to continue participation and promotion of the regional MCC program.

15. Non-Profit Housing Development: A non-profit housing corporation works to develop, to conserve and to promote affordable housing, either owner or renter-occupied. Particularly in relation to senior citizen housing (such as HUD Section 202 projects), the corporation is often a local religious organization interested in developing affordable housing. The corporation is often involved with what is called "assisted housing", where some type of government assistance (such as Section 8) is provided to the individual household to keep rents affordable. Housing corporations can work with assisted housing in several ways.

- a. The corporation may assemble a development package and sell it to a profit-motivated developer. The package usually consists of a site, project design, the necessary permits, and, in some cases, preliminary financing commitments. The advantage of this method is that the non-profit can get low and moderate income housing built while ending its involvement early in the process and going on to other projects. The disadvantage is that the non-profit may lose control over the development at the time of sale. However, the corporation could negotiate to retain some control over the project in the contractual agreement between it and the developer.
- b. The non-profit corporation may participate in a joint venture with a profit-motivated developer. Though it usually performs the same functions as in the first method, the non-profit can retain more control over the development and gain hands-on development experience while benefiting from the financial resources of the for-profit developer. In this option, however, the non-profit has a longer involvement and will have to negotiate the rights and responsibilities of the two partners.
- c. In the third approach, the non-profit corporation is the developer. In this case, the group must employ staff with necessary expertise or rely heavily on consultants. In return, the group has total control over the development. This option requires more risk, money, time, effort, and capability on the part of the non-profit.

A non-profit corporation can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this element. The City will actively support with local non-profit groups to facilitate the development and improvement of both senior citizen and low cost housing in Mission Viejo. Support to non-profit groups, for example, will include technical assistance for development review process, assistance locating and acquiring financing, and coordinator discussions between property owner, non-profit developer, and various governmental agencies.

16. Reverse Mortgage Program: The most substantial asset of most elderly homeowners is their home, which usually increases significantly in value with infla-

tion. And while owning a home may provide a rich asset base with the onslaught of retirement and a fixed income, many elderly homeowners quickly become income poor. Home maintenance repairs multiply as the home ages, and the rising costs in home utilities, insurance, taxes, and maintenance often get deferred altogether, creating an unsafe and often depressing living environment for the senior.

An alternative for elderly homeowners is to draw needed income from the accumulated equity in their homes through a reverse mortgage. A reverse mortgage is a deferred payment loan or a series of such loans for which a home is pledged as security. Qualification for the loan is based primarily on property value rather than on income, allowing the elderly homeowner on a fixed income to receive a loan for which he or she would not otherwise qualify. Most reverse mortgage programs permit homeowners to borrow up to 80 percent of the assessed value of their property, receive needed principal of up to 25 percent of the loan, and then receive monthly annuity payments for the life of the loan.

Most reverse mortgage loans have been underwritten a government-sponsored program marketed through independent mortgage brokers. Although there are major independent financial firms that now market reverse mortgage programs. Listed below are a few of the providers of reverse mortgages:

- ARC Mortgage Inc.
- Beachfront Funding Inc.
- Capital Holding Corporation
- Directors Mortgage
- Providential Corporation
- Transamerica Corporation
- Financial Freedom Senior Funding Corp

At the Norman P. Murray Community and Senior Center, information programs have been held to inform interested residents about reverse mortgages. The City will continue to provide financial institutions with the opportunity to educate interested seniors. Social service caseworkers will also advise elderly homeowners of the reverse mortgage programs.

17. Shared Equity Program: Equity sharing allows lower income households to purchase a home by sharing the costs of home ownership with a sponsor such as the Mission Viejo Community Development Agency. The sponsor and the buyer would together provide the down payment and purchase costs to buy a house. When the house is sold, the equity earned through appreciation is split between the occupant and the sponsor according to an agreement made prior to purchase.

The design of a shared equity program depends on the co-investors, the source of funds, and community needs. A program can be as simple as a partnership where the occupant and sponsor purchase the home together and share the proceeds upon sale of the property in the same ratio as purchase costs were shared.

This program serves as a financing tool to provide homeownership opportunities to low and moderate income households. While shared equity financing does occur in the private market, purchase terms are often not in the best interest of the occupant. The City will pursue a shared equity program to offer an alternative homeownership option for low and moderate income households.

Remove Governmental Constraints

Under present law, the Mission Viejo Housing Program must include the following:

Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

18. Development Code: The City adopted the Development Code in 1998. Previously, as a new City, Mission Viejo was operating under the Planned Community Development Standards, supplemented by the Orange County Zoning Ordinance on an interim basis. The following incentives and regulations are incorporated into the Development Code that will affect the conservation and development of affordable housing in Mission Viejo:

- Land use standards and development standards.
- Density and other incentives for affordable housing.
- Mobile Home and manufactured Housing Development Standards
- Second Dwelling Unit/"Granny Unit" Housing/Guest Housing Development Standards
- Senior Citizen/Congregate Care Housing Development Standards
- Provisions for specific plan regulations.

While many development regulations have a positive effect on affordable housing, some regulations do add to the cost of development. The goal of this program is to ensure City standards are not excessive and do not unnecessarily constrain affordable housing. By implementing development regulations that accommodate housing projects that are innovative and cost efficient, the City will encourage rather than

discourage affordable housing projects.

19. Efficient Processing: Residential projects in Mission Viejo generally receive concurrent processing, thereby shortening review time and minimizing related holding costs. Nonetheless, the evaluation and review procedure contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. In order to streamline review times for affordable housing projects, the City will follow the system outlined below.

This system will prioritize affordable housing applications in the following sequence:

- First, applications which require a housing element in compliance with State law such as the State's Rental Housing Construction Program and Federal HOME Program.
- Second, applications that meet all other City requirements and are requesting a 25% density bonus in exchange for 20% affordable housing units.
- Third, all other applications ranked in terms of the percentage of very low and low income housing units to be included in the proposed development.

20. Development Fees: Development fees have been set at a level necessary to cover the costs to the City and to make appropriate contributions to the community. However, these fees contribute to the cost of housing, and may constrain the development of low priced units. For senior citizen and affordable housing projects, the City shall explore a possible fee waiver or subsidy on a case by case basis. Based on the outcome of this review, the City may modify fees for affordable and senior housing projects. In addition, the City will encourage the school districts to reduce or eliminate school impact fees charged to affordable senior housing developments. With regard to City projects, the payment of fees may be deferred until loan proceeds are obtained or revenues from project proceeds are received.

Equal Housing Opportunity

In order to make adequate provision for the housing needs of all economic segments of the community, the housing program must include actions that accomplish the following:

Promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age or physical disability.

More generally, this program component entails ways and means to promote equal housing opportunity.

21. Equal Housing Opportunity Services: The City contracts with the Fair Housing Council to establish maintain and further fair housing choices. City staff refers fair housing cases to the Housing Council as they are brought to the attention of the City. In an effort to provide outreach, the City will place program brochures at the public counter, the Community Center and the library, which describe the services of the Fair Housing Council and identify the City contact person.

Housing Related Public Services

To assist low and moderate income residents, the housing program should include complementary programs that support the residents to obtain adequate housing or assist them with their special needs. These programs include, but are not limited to, continuum care for homeless, supportive services for disabled persons, and childcare services.

22. Community Development Block Grant (CDBG) Public Service Programs: The primary objective of the CDBG program is "development of viable urban communities, by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income." CDBG funds may be used to provide public services (including labor, supplies and material), provided that the public service meets a national objective of the CDBG program. The amount of CDBG funds obligated within a program year to support public service activities cannot exceed 15 percent of the City's total allocation. These funds can target the needs of the low and moderate income residents as identified in the City of Mission Viejo Consolidated Plan for fiscal years 2000/01 through 2004/2005. Several organizations operating service programs have been support with City CDBG funds. These programs include childcare services, senior-housing services, legal services, disabled services, and support services to abused and neglected children.

23. Pre-application Review Program: During the project development stages, City staff should encourage developers to include amenities or facilities such as childcare, job training, work station, and exercise equipment. These types of amenities empower the tenants to increase their financial independence and the well being of the household. Projects that include these types of supports will be given more consideration when the City Council issues financial assistance or other considerations.

Preservation of At-Risk Housing Units

The following programs are intended to preserve the available resource of dwelling units that are affordable to low and very low income households. When affordable housing projects are at-risk of converting to market rate projects the City needs to take special measures to try to preserve those affordable units. During the next ten years, there are two projects at-risk of converting: Mission Viejo Family Village and Heritage Pointe.

24. Monitor At-Risk Units: Maintain the list of all projects that are eligible to terminate affordability controls at some point. Sustain an open dialogue with project owners to encourage the extension of affordability requirements and monitor the intentions of the owners. Monitor and respond to any notice of intent required by Government Code 65863.10 and 65863.11 or federal law, or plans of action that may be filed on local projects. Promptly send copies of notices received to HCD.

25. First Right of Refusal Response Plan: Upon the receipt of a notice that the owners of a federally-assisted multifamily rental housing project intends to sell or dispose of a project, resulting in the termination of low-income use restriction, initiate a response plan. First step is contact the owners to insure that notice has been sent to housing organizations that have a first right of refusal and to inform them of the City's concern that the units remain affordable. Second step is to meet with tenants to educate them about the regulations, inform them of any assistance available, to discuss the possible formation of a tenant association and other possible options. Third step is to contact the housing organizations that have first right of refusal to develop financing program to purchase the housing project. Fourth step is to hire a housing finance consultant to develop a financing package and pro-forma.

26. Preservation Incentive Program: The City shall explore the use of rehabilitation loans or grants as an incentive to preserving affordability restrictions. If there is interest in such a program from the owners of Heritage Pointe or Mission Viejo Family Village, then a supplemental program may be added to the City's existing Rehabilitation Program. Other preservation incentives may include financial assistance for at-risk housing projects with the application and expenses associated with mortgage revenue bonds. Owners may present other incentives for consideration.

27. Rental Subsidies: For non-federal properties with expiring use restrictions, the City shall work with the Orange County Housing Authority to obtain additional Section 8 certificates or vouchers for the qualified tenants effected by the conversion. If Section 8 certificates or vouchers cannot be obtained the City shall establish a rental subsidy program with Mission Viejo Community Development Agency Housing Funds. Supporting housing agencies with the acquisition of affordable multifamily rental projects is a higher priority than a rental subsidy program for fund usage.

**TABLE H-20
HOUSING PROGRAM SUMMARY**

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
CONSERVING & IMPROVING EXISTING AFFORDABLE HOUSING					
1. Housing Rehabilitation Program	Maintain quality of housing in establishing neighborhoods, particularly for very low and low income households by providing deferred loans or grants for housing rehabilitation.	Assist 180 households.	CDBG	Community Development Department	Ongoing
2. Home Weatherization Improvements	Provide weatherization improvements to reduce housing costs.	Provide informational brochures to City residents.	So. Cal Edison and So. Cal Gas	Community Development Department	Ongoing
3. Code Enforcement	Enforce City codes pertaining to property maintenance, building and zoning.	Work with residents to find amiable solutions; Provide information regarding available rehabilitation assistance.	Department Budget	Community Development Department	Ongoing
4. Section 8 Assistance Payment/ Housing Vouchers	Extend rental subsidies to lower income families and elderly. Encourage listing of rental units with County Housing Authority.	Continued subsidy to 80 households, with subsidy to additional 25 households over the 5-year period.	HUD-Section 8 Cert. and Housing Vouchers	O.C. Housing Authority; M. V. Community Development Department.	Ongoing
5. Home Sharing	Assist seniors in locating roommates to share existing housing.	Assist in program advertising to achieve 17 roommate matches per year.	State HCD	South Coast Senior Services; community service groups	Ongoing
PROVISION OF ADEQUATE HOUSING SITES					
6. Land Use Element/Zoning Ordinance	Provide a range of residential development opportunities through appropriate land use and zoning designations.	Accommodate City's share of regional housing needs, identified as 1,024 d.u.s.	None necessary	Community Development Department	1998-2005
7. Inventory of Surplus Public Land	Compile an inventory of all land owned by public entities declared surplus land	Support nonprofit developers by locating potential affordable housing sites	Department Budget	Community Development Department	Ongoing
8. Density Bonus Units	Maximizing the capacity of housing sites and obtain affordable units	Revise regulations to apply to existing projects.	Department budget as necessary	Community Development Department	Two years

TABLE H-20
HOUSING PROGRAM SUMMARY
(Continued)

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
9. Second Units	Expand the affordable housing stock by allowing a second unit on the same parcel as existing single or multifamily units.	Revise regulations to use State parking standard, remove requirement that parking be located in rear yard.	Department budget as necessary	Community Development Department	Two years
10. Affordable Housing Outreach	Meet the City's regional housing need allocation for all income groups through the pursuit of multiple tactics	Provide adequate sites to accommodate 31 low and 123 very low income units.	CDBG, MV Com. Dev. Agency Housing Fund, Revenue Bonds	Community Development Department	Ongoing
ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING					
11. Affordable Housing Production	Facilitate the production of housing affordable to very low, low and moderate income households.	Work with developers, nonprofit organizations and governmental agencies to facilitate the production of low cost housing	Department Budget	Community Development Department	Ongoing
12. Density Bonus Program/Other Equivalent Incentives	Encourage development of housing for seniors and low income households through provision of density bonus/other equivalent incentives.	Revise regulations to apply to existing projects.	Department budget as necessary	Community Development Department	Two years
13. Mortgage Revenue Bond Financing	Increase supply of rental and ownership units affordable to low and moderate income households.	Encourage developers to take advantage of affordable housing bond financing as available.	Revenue Bonds	Orange County; Mission Viejo Community Development Department	Ongoing
14. Mortgage Credit Certificate Program	Assist first time home buyers by obtaining a federal tax credit of 20% of the interest paid on the mortgage to buy their home	Continue participation in the Orange County Mortgage Credit Certificate Program; Promote the availability of the program.	Mission Viejo Community Development Agency Housing Fund as necessary	Orange County; Mission Viejo Community Development Department	Ongoing
15. Non-Profit Construction	Provide expanded affordable housing opportunities in Mission Viejo.	Coordinate with local non-profit groups to increase supply of affordable housing.	None necessary	Community Development Department	Ongoing
16. Reverse Mortgage Program	Coordinate with social service groups and lending institutions to educate seniors about reverse mortgage programs.	Continue informational sessions at the Norman P. Murray Community and Senior Center.	None necessary	Community Development Department	Two years

TABLE H-20
HOUSING PROGRAM SUMMARY
(Continued)

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
17. Shared Equity Program/Down payment Assistance	Provide homeownership opportunities to low and moderate income households through creation of equity partnerships.	Pursue a shared equity program funds if Agency Housing Funds are available	Mission Viejo Community Development Agency Housing Fund as necessary	Community Development Department	Two years
REMOVE GOVERNMENTAL RESTRAINTS					
18. Development Code	Ensure City standards are not excessive and do not unnecessarily constrain affordable housing.	Review regulations every two years for possible refinements to reduce housing costs.	Department budget	Community Development Department	Two years
19. Efficient Processing	Provide concurrent processing for residential projects to shorten review time and minimize related holding costs.	Follow priority review processing for affordable housing projects.	None necessary	Community Development Department	Ongoing
20. Development Fees	Provide reduced development fees for affordable and senior citizen housing.	Consider modified development fees for affordable housing project applications.	General Fund & MV Community Development Agency Housing Fund	Community Development Department	Ongoing
EQUAL HOUSING OPPORTUNITY					
21. Equal Housing Opportunity Services	Provide tenant/landlord counseling, housing discrimination response, and related housing services through the Orange County Fair Housing Council.	Direct complaints to the Fair Housing Council.	HUD-CDBG	Orange County Fair Housing Council	Ongoing
HOUSING RELATED PUBLIC SERVICES					
22. Community Development Block Grant Public Service Programs	Fund public service programs that support lower income households to obtain adequate housing or assist them with special needs.	Give public service programs that empower or aide self-sufficiency priority when allocating funding.	HUD-CDBG	Community Development Department	Ongoing
23. Pre-application Review Program	Encourage developers when developing a project to include amenities such as childcare, computer workstations.	Give priority to projects that offer these amenities when granting finance assistance,	None necessary	Community Development Department	Ongoing

TABLE H-20
HOUSING PROGRAM SUMMARY
(Continued)

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
PRESERVATION OF AT-RISK HOUSING UNITS					
24. Monitor At-Risk Units	Maintain a list of projects eligible to terminate affordability controls.	Sustain an open dialogue with owners of at-risk projects.	None necessary	Community Development Department	Ongoing
25. First Right of Refusal Response Plan	Respond immediately to notice to sell federally-assisted multifamily rental housing projects	Maintain the affordability of Mission Viejo Family Village's 64 units if the owner chooses to sell the project.	MV Community Development Agency Housing Fund	Community Development Department	Upon receipt of notice
26. Preservation Incentive Program	Provide financial assistance as incentive to maintain affordability restrictions.	Explore whether owners of at-risk projects are interested in rehabilitation loans or grants as an incentive to maintain affordability restrictions. If needed add a supplemental program to the Rehabilitation Program to include multifamily rental housing projects.	MV Community Development Agency Housing Fund	Community Development Department	Ongoing
27. Rental Subsidies	Obtain additional Section 8 certificates or vouchers for tenants effected by the conversion of affordable units to market rate.	Work with the Orange County Housing Authority if the Heritage Pointe 36 units convert to market rate to obtain housing vouchers. If unavailable use Agency Housing Funds for rental subsidy.	Section 8 certificates, MV Community Development Agency Housing Fund	Community Development Department	Three years develop program to use Agency Housing Funds if necessary

TOTAL UNITS TO BE CONSTRUCTED:
TOTAL UNITS TO BE REHABILITATED:
TOTAL UNITS TO BE CONSERVED:

2,019 (1998-2005)
180 (2000-2005) CDBG and Agency Housing Fund)
290 (rent subsidies, home sharing, at-risk units)

PUBLIC AND PRIVATE HOUSING FINANCE PROGRAMS

TABLE H-21
PUBLIC AND PRIVATE HOUSING FINANCE PROGRAMS

PROGRAM	ORGANIZATION	TYPE(S) OF ASSISTANCE	USE OF ASSISTANCE	ELIGIBLE APPLICANT	FUNDING PRIORITY
Affordable Housing Partnership Program <i>Provides below market rate mortgages to low income, first-time homebuyers who also receive direct financial assistance from their local government, such as down payment assistance or closing cost assistance</i>	California Housing Finance Agency (CHFA) 916 324-8088	Acquisition Loans Long-Term Loans	Acquisition New For-Sale Housing	Income eligible first-time homebuyers for single family purchase	First-time Homebuyers Low Income Households
Community Development Block Grant Entitlements <i>Provides formula-funds to metropolitan cities and urban counties to support the development of viable urban communities for decent housing and suitable living environment and expanding economic opportunities.</i>	U.S. Dept. of Housing & Urban Development 451 7th St. SW Washington, CD 20410 202 708-0614	Grants	Acquisition Energy Conservation Group Homes/Congre-gate Care Homeless Shelters Infrastructure Development Mobile Home Park Purchase Assistance New For-Sale Housing New Rental Housing Operation Administration Preservation of Affordable Housing Rehab of Apartments Rehab of Owner-Occupied Housing Self-Help Housing Single Room Occupancy (SRO) Hotels Transitional Housing	Cities with more than 50,000 population Cooperative Corporations Counties For-Profit Organizations Individuals Mobilehome Parks Native American Tribes Non-Profit Corp.s Owner-occupants of Housing Public Housing Agencies Rural Communities	Low Income Households Urban Communities Very Low Income Households

TABLE H-21 (Continued)
PUBLIC AND PRIVATE HOUSING FINANCE PROGRAMS

PROGRAM	ORGANIZATION	TYPE(S) OF ASSISTANCE	USE OF ASSISTANCE	ELIGIBLE APPLICANT	FUNDING PRIORITY
Continuum of Care for Homeless Persons Provides grants/rent assistance to the homeless through a combination NOFA for 3 programs: Supportive Housing , Section 8 SRO, and Shelter Plus Care. Programs provide services and transitional or permanent housing for homeless persons.	U.S. Dept. of Housing & Urban Development 451 7th St. SW Washington, CD 20410 202 708-0614	Grants Rent Subsidies	Acquisition Group Homes/Congre-gate Care New Rental Housing Operation Administration Rehab of Apartments Single Room Occupancy (SRO) Hotels Social Services Transitional Housing	Cities Counties Native American Tribes Non-Profit Corp.s Public Housing Agencies	Disabled Homeless Persons/Families
CRA Lending <i>Includes tax credit, AHP and permanent loans for housing and community development.</i>	Saving Association Mortgage Company Inc. (SAMCO) 408 467-8805	Equity investment Long Term Loans Technical Assistance	Homeless Shelters New Rental Housing Rehab of Apartments Single Room Occupancy (SRO) Hotels Transitional Housing	Cities Cooperative Corp.s Counties For-Profit Organizations Native American Tribes Non-Profit Corporations Public Housing Agencies Rural Communities	Disabled Farmworkers Homeless Persons/Families Low Income Households Moderate Income Households Native Americans Rural Communities Urban Communities Very Low Income Households
Emergency Housing Assistance Program <i>Each county receives a grant allocation. Eligible activities include shelter acquisition and rehabilitation, equipment purchases and program costs.</i>	California Dept. of Housing & Community Development 1800 third Street P.O. Box 952054 Sacramento , CA 94252-2054 916 327-3713	Grants	Acquisition Homeless Shelters Human Service Facilities Operation Administration Preservation of Affordable Housing Single Room Occupancy (SRO) Hotels Social Services	Cities Counties Non-Profit Corporations Public Housing Agencies	Homeless Persons/Families

TABLE H-21 (Continued)
PUBLIC AND PRIVATE HOUSING FINANCE PROGRAMS

PROGRAM	ORGANIZATION	TYPE(S) OF ASSISTANCE	USE OF ASSISTANCE	ELIGIBLE APPLICANT	FUNDING PRIORITY
Family Housing Demonstration Program <i>An FHDP development has three components consisting of housing, supportive services and job training.</i>	California Dept. of Housing & Community Development 1800 third Street P.O. Box 952054 Sacramento , CA 94252-2054 916 327-3713	Construction /Rehab Loans Long Term Loans	Acquisition New Rental Housing Rehab of apartments	Cities Counties Cooperative Corporations Non-Profit Corporations Public Housing Agencies	Low income Households Seniors Very Low Income Households
HELP Program <i>Provides affordable housing opportunities through program partnerships with local government entities consistent with locality affordable housing priorities.</i>	California Housing Finance Agency (CHFA) 916 322-1325	Acquisition Loans Construction /Rehab Loans Predevelopment/Interim Finance	Acquisition Preservation of Affordable Housing Rehab of apartments Rehab of Owner-Occupied Housing	Cities Counties Public Housing Agencies Rural communities	Rural Communities
HOME Investment Partnerships Program <i>Flexible grant program awarded to the City as part of a county consortium on a formula basis for housing activities.</i>	U.S. Dept. of Housing & Urban Development 451 7th St. SW Washington, CD 20410 202 708-0614	Advances Equity Investments Grants Interest Subsidies Loans	Acquisition New For-Sale Housing New Rental Housing Rehab of Apartments Rehab of Owner-Occupied Housing Tenant-Based Rental Assistance	Cities Counties	Very Low Income Households

TABLE H-21 (Continued)
PUBLIC AND PRIVATE HOUSING FINANCE PROGRAMS

PROGRAM	ORGANIZATION	TYPE(S) OF ASSISTANCE	USE OF ASSISTANCE	ELIGIBLE APPLICANT	FUNDING PRIORITY
Loan Packaging Program Increases access to capital or low-income communities with a focus on financing housing at affordable rates and terms.	Low-Income Housing Fund 415 777-9804	Acquisition Loans Construction /Rehab Loans Long-Term Loans Predevelopment/Interim Finance Technical Assistance	Acquisition Group Homes/Congregate Care Homeless Shelters Mobile Home Park Purchase Assistance New For-Sale Housing New Rental Housing Rehab of Apartments Rehab of Owner-Occupied Housing Self-Help Housing Single Room Occupancy (SRO) Hotels Transitional Housing	Cities Counties Cooperative Corp.s Native American Tribes Non-Profit Corp.s Public Housing Agencies Rural Communities	Cooperatives Farmworkers Homeless Persons/Families Low Income Households Native Americans Rural Communities Seniors Urban Communities Very Low Income Households
Low-Income Housing Tax Credit Equity Program <i>Provides equity via tax credit syndication, and first mortgage financing to affordable rental projects.</i>	Equity Investment	First Mortgage Financing	New Rental Housing Rehab of Apartments Single Room Occupancy (SRO) Hotels Transitional Housing	Cities For-Profit Organizations Non-Profit Corporations Public Housing Agencies	Low Income Households Very Low Income Households
Low-Income Housing Tax Credit Program <i>Provides lower rents by offering a federal and State income tax credit based on the cost on the cost of acquiring, rehabilitation or construction low-income housing to encourage low-income housing production.</i>	Tax Credit Allocation Committee 915 Capital Mall Rm. 110 c/o Treasurer's Office Sacramento, Ca 95814 916 654-6340	Equity Investment	Acquisition New Rental Housing Preservation of Affordable Housing Rehab of Apartments Single Room Occupancy (SRO) Hotels	Cities Cooperative Corporations Counties For-Profit Organizations Individuals Mobilehome Parks Native American Tribes Non-Profit Corp.s Public Housing Agencies	Low Income Households Very Low Income Households

TABLE H-21 (Continued)
PUBLIC AND PRIVATE HOUSING FINANCE PROGRAMS

PROGRAM	ORGANIZATION	TYPE(S) OF ASSISTANCE	USE OF ASSISTANCE	ELIGIBLE APPLICANT	FUNDING PRIORITY
McAuley Institute <i>Provides revolving loan fund and technical assistance to build or rehabilitate housing.</i>	McAuley Institute 301 588-8110	Acquisition Loans Construction/Rehab Loans Technical assistance	Acquisition Homeless Shelters New For-Sale Housing New Rental Housing Rehab of Apartments Rehab of Owner-Occupied Housing Self-Help Housing Single Room Occupancy (SRO) Hotels Transitional Housing	Cities Counties Cooperative Corp.s Native American Tribes Non-Profit Corp.s Rural Communities	Farmworkers Homeless Persons/Families Very Low Income Households
Mercy Loan Fund <i>Provides loans to projects in which conventional financing is not available or affordable and promotes innovative and effective financing arrangements.</i>	Mercy Loan Fund 303 830-3386	Acquisition Loans Construction/Rehab Loans Long-Term Loans Predevelopment/Interim Finance Technical Assistance	Acquisition Group Homes/Congregate Care Infrastructure Development Mobile Home Park Purchase Assistance New For-Sale Housing New Rental Housing Preservation of Affordable Housing Rehab of Apartments Rehab of Owner-Occupied Housing Self-Help Housing Single Room Occupancy (SRO) Hotels Transitional Housing	Cities Counties Cooperative Corp.s Native American Tribes Non-Profit Corp.s Public Housing Agencies Rural Communities	Disabled Homeless Persons/Families Low Income Households Moderate Income Households Rural Communities Urban Communities Very Low Income Households
Section 811 <i>Provides grants to nonprofit organizations to develop and construct or rehabilitate rental housing with supportive services for very low income persons with disabilities.</i>	U.S. Dept. of Housing & Urban Development 451 7th St. SW Washington, CD 20410 202 708-0614	Grants	Acquisition New Rental Housing Rehabilitation Rental Assistance	Non-Profit Organizations	Disabled Non-Elderly Very Low Income Households

TABLE H-21 (Continued)
PUBLIC AND PRIVATE HOUSING FINANCE PROGRAMS

PROGRAM	ORGANIZATION	TYPE(S) OF ASSISTANCE	USE OF ASSISTANCE	ELIGIBLE APPLICANT	FUNDING PRIORITY
Urban Predevelopment Loan Program <i>Provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants.</i>	California Dept. of Housing & Community Development 1800 third Street P.O. Box 952054 Sacramento , CA 94252-2054 916 327-3713	Short-Term Loan	Bond Fees Capital Assessments Permit and Application Fees Professional Services Purchase Option Agreements	Cities Counties Cooperative Housing Corp.s Non-Profit Corp.s	Low Income Households Very Low Income Households
World/Bridge Initiative <i>Provides lower-interest construction financing for affordable or mixed income rental housing or affordable homeownership through a consortium of World Savings/CalPers/ Wells Fargo/Bank of America</i>	C/o Bridge housing Corp. Carol Galante 415 989-1111	Construction/Rehab Loans	New For-Sale Housing New Rental Housing Single Room Occupancy (SRO) hotels	Cities Counties For-Profit Org.s Non-Profit Corp.s Public Housing Agencies Rural Communities	Cooperatives Disabled Farmworkers First-time Homebuyers Homeless persons/Families Low Income Households Native Americans Rural Communities Seniors Urban Communities Very Low Income Households
Affordable Housing Partnership Program <i>Provides below market rate mortgages to low income, first-time homebuyers who also receive direct financial assistance from their local government, such as down payment assistance or closing cost assistance</i>	California Housing Finance Agency (CHFA) 916 324-8088	Acquisition Loans Long-Term Loans	Acquisition New For-Sale Housing	Income eligible first-time homebuyers for single family purchase	First-time Homebuyers Low Income Households

APPENDIX 2

REVIEW OF 1992 HOUSING ELEMENT GOALS AND PROGRAMS

TABLE H-22
CITY OF MISSION VIEJO
REVIEW OF 1989-1994 HOUSING CONSTRUCTION GOALS

Income Category	1989 -1994 Construction Goals	Actual Construction 1989-1997	Explanation
Very Low (0-50% County Median)	227	172	1
Low (50-80% County Median)	694	522	2
Moderate (80-120% % County Median)	1079	832	3
Upper (Over 120% County Median)	2896	3868	4
TOTAL	4896	5394	

Explanation 1: Very Low Income

An 80 unit senior housing project was anticipated. The City held several meetings with non-profit developers regarding this site, identified as Affordable Housing Site 3. The property was a vacant office building that had remained empty. However, the property owners eventually were able to lease the building for office use and the building remains occupied.

The 156 unit apartment complex, Arroyo Vista Apartments, was completed and exceeded the Housing Element's expectations for affordability. The Housing Element anticipated that 31 of the units would be affordable to very low income households. Occupancy is restricted in eight units to very very low income tenants (35% or less of the County median income); 48 units to very low income tenants (50% of less of County median income); and 100 units to low income (60 % County median income).

Explanation 2: Low Income

The Housing Element anticipated that 125 units would be affordable to low income households and 100 units were actually allocated. More units were reserved for very low income than planned.

The Housing Element anticipated that the City would start a shared equity program that would make the purchase of condominiums affordable to low income household. The program would be funded with redevelopment set-a-side funds. The shared equity program was never initiated due to the lack of funds. Instead, the Mission Viejo Community Development Agency borrowed money from the Orange County Housing Authority to contribute to the Arroyo Vista Apartment project.

Explanation 3: Moderate Income

The 380 unit condominium complex that the City anticipated would be affordable to moderate income households was redesigned by the developer mid-project. The project changed from single family attached units to a gated community of single family detached units. In addition, the developer did not build 39 of the units allocated to the project.

Explanation 4: Upper Income

As described under Moderate Income, due to market conditions, some condominium builders changed the design of their projects. Making the dwellings units unaffordable to moderate income households, the projects were then marketed to upper income households. In addition, the estimated figure of the City's January 1989 housing stock of 25,773 is now believed to have been too high. The number of existing single family detached dwellings was over estimated and some of the construction occurred during the planning period.

TABLE H-23
CITY OF MISSION VIEJO
REVIEW OF 1989-1994 HOUSING CONSERVATION AND
REHABILITATION GOALS

	VERY LOW INCOME 0-50% County Median	LOW INCOME 50-80% County Median	MODERATE INCOME 80-120% County Median	UPPER INCOME over 120% County Median
1989-1994 Goals				
Conservation	112	30	0	0
Rehabilitation	20	15	0	0
1989-1997 Results				
Conservation	132	135	26	0
Rehabilitation	ND	18	0	0

ND = Not determined

Conservation Efforts

During the period of 1989 to 1994, there were no lower income dwelling units that were at-risk of converting to market rate. However, there were two projects, Parkridge and Villa Marguerite Apartments, that had affordability controls that would expire within the 1994-1998 planning period. Both of the projects refinanced with Multifamily Mortgage Revenue Bonds, conserving a total of 42 units for very low income.

The Housing Element also refers to conservation as units where the affordability of the unit is maintained through programs such as Section 8 Assistance Payment/Housing Voucher program. As of March 2000, 80 Section 8 vouchers/certificates were issued to households in Mission Viejo.

South County Senior Services has offered a shared housing program to Mission Viejo residents since 1985. The program applications for CDBG funding indicate that the goal of 15 matches per year has been met. An estimated 135 matches were made during 1989 to 1997.

The City of Mission Viejo through the County of Orange's Mortgage Credit Certificate Program assisted approximately 23 moderate income first-time home buyers. This program was developed after the adoption of the City's original Housing Element. A description of the program is included in the current Housing Element Housing Program section.

Rehabilitation Efforts

The City of Mission Viejo contracted with the County of Orange Housing and Community Development Department to administer the Housing Rehabilitation

TABLE H-24
PROGRESS REPORT- HOUSING PROGRAM SUMMARY

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME	PROGRESS REVIEW
CONSERVING & IMPROVING EXISTING AFFORDABLE HOUSING						
1. Community Development Grant	Maintain quality of housing in establishing neighborhoods, particularly for very low and low income households.	Appoint staff liaison to aggressively pursue CDBG funding and oversee program implementation.	CDBG	Community Development Department	Ongoing	During the period of fiscal years 1991/1992 to 1999/2000, the City received \$3,114,000. The City competed for funds in the County of Orange Urban County Program in fiscal years 1991/1992 to 1993/1994. Beginning in fiscal year 1994/1995 the City entered an agreement with the County to participate in the County of Orange Urban County Program as a metropolitan city. As a metropolitan city, Mission Viejo did not compete for funds. Mission Viejo left the Urban County Program in fiscal year 2000/2001 and now functions as an independent entitlement City.
a. CDBG Rehabilitation Loans	Provide rehabilitation assistance to qualifying owner and renter households.	Advertise availability of loans, with a five-year assistance goal of 20 units.	CDBG	Community Development Department	Ongoing	From fiscal year 1991/1992 to 1996/1997, \$460,087 funds were allocated to the Rehabilitation Loan Program, Senior/Disabled Repair Grants, and Deferred Loans. Program was promoted on cable television, City newsletter, and local newspaper. According to the County of Orange, 22 loans were issued as of March 1, 1999.
b. CDBG Senior/Disabled Repair Grants	Provide grant monies to senior and disabled households for needed housing modifications, e.g. wheelchair access, and repairs.	Provide assistance to 15 households.	CDBG	Community Development Department	Ongoing	See above.
c. Deferred Loans	Offer deferred loans for needy households that don't qualify for other rehabilitation assistance.	Establish loan program and provide assistance as needed.	CDBG	Community Development Department	Ongoing	See above.

TABLE H-24 (Continued)
PROGRESS REPORT- HOUSING PROGRAM SUMMARY

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME	PROGRESS REVIEW
2. Home Weatherization Improvements	Provide weatherization improvements to reduce housing costs.	Provide informational brochures to City residents.	So. Cal Edison and So. Cal Gas	Community Development Department	Ongoing	Informational brochures available at public counter in City Hall.
3. Code Enforcement	Enforce City codes pertaining to property maintenance, building and zoning.	Augment to provide information regarding available rehabilitation assistance.	Department Budget	Community Development Department	Ongoing	Three Code Enforcement Officers are enforcing property maintenance regulations and advise citizens of the availability of home rehabilitation loans.
4. Condominium Conversion Ordinance	Minimize displacement impacts associated with condominium conversions, and provide home purchase opportunities for tenants.	Adopt condominium conversion ordinance and pursue finding for interest rate write-downs.	State, Federal and private funding as available	Community Development Department	Within one year	The apartment rental market improved. There no longer appears to be interest in the conversion of apartment rentals to condominiums. Staff resources were allocated to more imminent projects since State laws regulating apartment conversion to condominium are well developed.
5. Section 8 Assistance Payment/Housing Vouchers	Extend rental subsidies to lower income families and elderly. Encourage listing of rental units with County Housing Authority.	Continued subsidy to 16 households, with subsidy to an additional 25 households over the 5-year period.	HUD-Section 8 Cert. and Housing Vouchers	County Housing Authority; Mission Viejo Community Development Department	Ongoing	As of January 24, 2000, the Orange County Housing Authority is providing 80 Section 8 Rental Certificates and Vouchers to residents of Mission Viejo.
6. Home Sharing	Assist seniors in locating roommates to share existing housing.	Assist in program advertising to achieve 15 roommate matches per year.	State, Federal and private funding as available	South Coast Senior Services; Mission Viejo	Ongoing	Each week the program manager held office hours at the Norman P. Murray Community and Senior Center. The program has received CDBG funds from the City and the County of Orange. Fiscal year 1999/2000, 234 inquires were handled and 17 roommate matches were made.

TABLE H-24 (Continued)
PROGRESS REPORT- HOUSING PROGRAM SUMMARY

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME	PROGRESS REVIEW
PROVISION OF ADEQUATE HOUSING SITES						
7. Land Use Element/Zoning Ordinance	Provide a range of residential development opportunities through appropriate land use and zoning designations.	Accommodate City's share of regional housing needs, identified as 4,644 d.u.s.	None necessary	Community Development Department	Five years	Additional 1,591 dwelling units have been added to the Planned Community's capacity. All of these units have been added to the R14 or R30 land use and zoning designations.
8. Inventory of Surplus Public Land	Compile an inventory of all land owned by public entities declared surplus land	Support nonprofit developers by locating potential affordable housing sites	Department Budget	Community Development Department	One year	No property owned by a public entity has been declared as surplus land.
9. Density Bonus Units	Identify opportunities for density bonuses in developed and undeveloped areas - thus maximizing the capacity of housing sites	Incorporate density bonus program into City's Development Code.	Department budget as necessary	Community Development Department	Within one year	Density bonus program included in the Development Code which was adopted October 19, 1998.
ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING						
10. Affordable Housing Production	Facilitate the production of housing affordable to very low, low and moderate income households.	Work with developers, nonprofit organizations and governmental agencies to facilitate the production of low cost housing	Department Budget	Community Development Department	Ongoing	Arroyo Vista apartment complex resulted from the cooperation and participation of numerous agencies (see page 5). Arroyo Vista provides 8 units for very very low income tenants; 48 units for very low income tenants; and 100 units for low income.

TABLE H-24 (Continued)
PROGRESS REPORT- HOUSING PROGRAM SUMMARY

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME	PROGRESS REVIEW
11. Housing Opportunity Sites	Secure affordable housing units from the four housing opportunity sites identified.	Provide technical assistance and work with developers to obtain financing for project and/or homebuyer	Department Budget and set-aside funds if available	Community Development Department	Ongoing	Site 1: California Terrace and California Courts condominiums were built at the site. Both projects were affordable to moderate income households. Although, the developer signed a letter agreeing to work with the City to achieve affordable units, the City's set-a-side funds were inadequate to start a shared equity program. Site 2: Developer changed design of the project from single family attached to a gated single family detached project. In addition, the developer reduced the number of units by 39, thus increasing project cost. Although, the developer signed a letter agreeing to work with the City to achieve affordable units, the City's set-a-side funds were inadequate to start a shared equity program. Site 3: Arroyo Vista Apartment complex was built at the site and exceeded the Housing Element's expectations for affordability. Occupancy is restricted in eight units to very low income tenants (35% or less of the County median income); 48 units to very low income tenants (50% or less of County median income); and 100 units to low income (60 % County median income). Site 4: The City held several meetings with non-profit developers regarding this site. The property was a vacant office building that had remained empty. However, the property owners eventually were able to lease the building for office use and the building remains occupied.

TABLE H-24 (Continued)
PROGRESS REPORT- HOUSING PROGRAM SUMMARY

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME	PROGRESS REVIEW
12. Affordable Housing Financing	Increase supply of rental and ownership units affordable to low and moderate income households	Implement Low Income Housing Tax Credit, Rental Housing Construction Program and 20% Set-Aside Fund (if a redevelopment project area is established)	Department Budget and set-aside funds if available	Community Development Department	One year	As an example of the resources for Affordable Housing Financing, the Arroyo Vista Apartment project required multiple layers of financing. California Housing Finance Agency provided the \$7 million 40-year fully amortizing first mortgage (FHA RiskShare) from the proceeds of a taxable bond sale. The borrower received an allocation of low income housing tax credits from the California Tax Credit Allocation Committee. The Orange County Housing Authority provided \$1.2 million in secondary financing. In addition, the Mission Viejo Community Development Agency provided an additional loan of \$401,000 and a Community Development Block Grant of \$309,000 interest only to the extent there is cash flow to support the payment.
13. Density Bonus Program/Other Equivalent Incentives	Encourage development of housing for seniors and low income households through provision of density bonus/other equivalent incentives.	Incorporate density bonus program into City's Development Code.	Department budget as necessary	Community Development Department	Within one year	Density Bonus/Affordable Housing provisions were included in the Development Code which was adopted October 19, 1998.
14. Mortgage Revenue Bond Financing	Increase supply of rental and ownership units affordable to low and moderate income households.	Encourage developers to take advantage of affordable housing bond financing as available.	Revenue Bonds	Orange County; Mission Viejo Community Development Department	Ongoing	The City has worked with the County's Mortgage Revenue Bond Program on several projects. Heritage Pointe, Parkridge and Larkspur Canyon Apartments have refinanced with Mortgage Revenue Bonds. City staff has promoted the program, but no new construction project pursued the program
15. Non-Profit Construction	Provide expanded affordable housing opportunities in Mission Viejo.	Coordinate with local non-profit groups to increase supply of affordable housing.	None necessary	Community Development Department	Ongoing	The City worked with several non-profits in the conceptual development of housing projects. A nonprofit corporation owns Arroyo Vista Apartments.

TABLE H-24 (Continued)
PROGRESS REPORT- HOUSING PROGRAM SUMMARY

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME	PROGRESS REVIEW
16. Reverse Mortgage Program	Coordinate with social service groups and lending institutions to establish a reverse mortgage program and provide educational outreach to seniors.	Work towards establishment of a Reverse Mortgage Program.	None necessary	Community Development Department	Two years	Lending institutions have held information sessions at the Norman P. Murray Community and Senior Center. Support services are available at the Senior Center which will aide seniors seeking a reverse mortgage.
17. Shared Equity Program/ Downpayment Assistance	Provide homeownership opportunities to low and moderate income households through creation of equity partnerships.	Coordinate with Housing Authority and local non-profit groups to offer downpayment assistance.	Department budget as necessary	Community Development Department	Two years	Redevelopment set-a-side funds did not build at rate anticipated. Program was not developed due to a lack of funding.
REMOVE GOVERNMENTAL RESTRAINTS						
18. Development Code	Ensure City standards are not excessive and do not unnecessarily constrain affordable housing.	Develop Development Code to implement General Plan	Department budget	Community Development Department	Two years	The Development Code was adopted October 19, 1998.
19. Efficient Processing	Provide concurrent processing for residential projects to shorten review time and minimize related holding costs.	Establish priority review processing for affordable housing projects.	None necessary	Community Development Department	Within one year	City planners work with affordable housing developers to coordinate applications and streamline project review. Workloads are distributed in the Department to ensure that affordable housing project review is not unnecessarily delayed.
20. Development Fees	Provide reduced development fees for affordable and senior citizen housing.	Adopt an ordinance establishing modified development fees for affordable housing.	General Fund	Community Development Department	Two years	Contained in the Development Code the developer may seek a modification to the parkland requirement, density bonuses, or other incentives. Building fee reductions are difficult to accommodate since the City contracts for building services.

TABLE H-24 (Continued)
PROGRESS REPORT- HOUSING PROGRAM SUMMARY

HOUSING PROGRAM	PROJECT OBJECTIVE	5-YEAR GOAL (# UNITS TO BE ASSISTED)	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME	PROGRESS REVIEW
21. Parking Standards	Reduce development costs for senior housing.	Reduce the parking standard for senior housing, such as efficiency units.	None necessary	Community Development Department	Within one year	The change to the parking code was included in the Development Code. The requirement for senior housing is one covered space for each dwelling unit.
EQUAL HOUSING OPPORTUNITY						
22. Equal Housing Opportunity Services	Provide tenant/landlord counseling, housing discrimination response, and related housing services through the Orange County Fair Housing Council.	Establish City staff liaison to direct complaints to the Fair Housing Council.	HUD-CDBG	Orange County Fair Housing Council	Ongoing	Community Development Department staff refer citizens to the Fair Housing Council for tenant/landlord counseling, and housing discrimination.

TOTAL UNITS TO BE CONSTRUCTED: 4,896
TOTAL UNITS TO BE REHABILITATED: 35 (CDBG)
TOTAL UNITS TO BE CONSERVED: 116 (rent subsidies, home sharing)

TOTAL UNITS CONSTRUCTED: 5,394
TOTAL UNITS REHABILITATED: 18 (22 separate loans/grants, 18 different residents)
TOTAL UNITS CONSERVED: 215 (80 - Section 8, 135 - 15 matches/ yr. for 9 yr.'s)

Circulation Element



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INTRODUCTION TO THE CIRCULATION ELEMENT

The Circulation Element is one of seven mandated elements of the General Plan and is intended to guide the development of the City's circulation system in a manner that is compatible with the Land Use Element. A well planned circulation system is important, and the State of California has mandated the adoption of a citywide Circulation Element since 1955. The anticipated level and pattern of development by the year 2010, as identified in the Land Use Element, will generate demands on the City's roadways that must be accommodated by the circulation system. To help meet these demands and achieve balanced growth, the City has adopted specific goals and policies which serve as the basis for the Circulation Element.

PURPOSE OF THE CIRCULATION ELEMENT

The purpose of the Circulation Element is to provide for a safe, sensible, and efficient circulation system for the City. The current State mandate for a Circulation Element states that the General Plan shall include:

"...a circulation element consisting of the general location and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan."

In order to meet these objectives, locations in the system which will require improvements due to future land uses have been identified, as well as identifying potential demand management strategies and transit opportunities which should help alleviate traffic congestion. Corresponding goals and policies have been adopted to ensure that all components of the system will meet the needs of the City of Mission Viejo.

RELATED PLANS AND PROGRAMS

Plans and programs related to the City's Circulation Element include the following:

- Orange County Master Plan of Arterial Highways;
- Foothill Corridor Phasing Program;
- Foothill, San Joaquin Hills, and Eastern Transportation Corridor Plans;
- South Coast Air Basin Air Quality Management Plan;
- County of Orange Congestion Management Program; and
- County of Orange Master Plan of Scenic Highways.

SCOPE AND CONTENT OF THE ELEMENT

This element is comprised of eight sections which address the major components which make up the circulation system. Each section contains summary information on the existing and future conditions of the system, relevant plans and programs which influence the circulation in Mission Viejo, and the goal and policy statements corresponding to each component. Following these sections, noteworthy characteristics of each component of the system are discussed and displayed in the associated figures. Detailed information pertaining to existing conditions are documented in the Master Environmental Assessment, and forecasted conditions are analyzed in detail in the Circulation Element Technical Report. Utilities and transmission facilities are described in the Public Facilities Element.

CIRCULATION ELEMENT GOALS AND POLICIES

The Circulation Element is based on a set of circulation related goals which reflect and are designed to support the citywide objectives of the General Plan. The goals acknowledge the changing economic, social and environmental conditions in the City and surrounding regions, and the anticipated needs of the community. The circulation goals and policies are discussed in the following sections:

- 1) Local Thoroughfares and Transportation Routes;
- 2) Intercity and Regional Transportation;
- 3) Transportation System Management and Transportation Demand Management;
- 4) Public Transportation;
- 5) Bicycle, Pedestrian, and Equestrian Facilities;
- 6) Scenic Highways; and
- 7) Parking.

LOCAL THOROUGHFARES AND TRANSPORTATION ROUTES

A well-planned street system facilitates the movement of vehicles and provides safe and convenient access to surrounding development.

Local Circulation

Three classifications of streets are included in the local circulation system:

Arterial Streets: Streets which primarily serve through traffic, and provide access to abutting properties as a secondary

function. Arterials can be further classified into three sub-groups based on distinctions in geometrical characteristics and primary function:

- **Major Arterials:** Roadways comprising six travel lanes with a raised median divider. Major arterials generally carry high traffic volumes and are main thoroughfares through the City, as well as acting as links between adjacent communities.
- **Primary Arterials:** Roadways which are designed to accommodate four travel lanes and a raised median. These arterials carry high traffic volumes and connect major arterials with secondary arterials.
- **Secondary Arterials:** Roadways which are composed of four travel lanes without a raised median. These arterials typically carry traffic along the perimeters of major developments but are also used as through streets.

Collector Streets: Streets which provide property access and traffic circulation within residential, commercial, and industrial areas.

Local Streets: Streets which only provide property access.

The Mission Viejo community's historical development of local, collector and arterial streets has provided the basis for a safe, efficient roadway system. Arterial streets have been built with sufficient capacity to accommodate long-term traffic growth. Driveway access on arterial streets has been limited to promote safe and efficient operations.

The major traffic problems within the City, as identified in the Master Environmental Assessment, exist primarily at freeway interchanges along the San Diego Freeway (Interstate 5) where traffic concentrates at freeway access points, and along Marguerite Parkway where the lack of parallel streets focuses north/south traffic onto a single arterial.

Congestion occurring on Mission Viejo arterials is partially attributable to traffic passing through the City to access the San Diego Freeway. Planned improvements in the regional circulation system (which are addressed in the following section) will remove much of this through traffic from the City's arterials, and will therefore be a key element for ensuring the continued efficiency of arterial traffic operations.

GOAL 1.0: Provide a system of streets that meets the needs of current and future residents and facilitates the safe and efficient movement of people and goods throughout the City.

Policy 1.1: Design each arterial with sufficient capacity to accommodate anticipated traffic based on intensity of existing and planned land use.

Policy 1.2: Maintain and rehabilitate roadways as necessary to preserve the high quality of City streets and thoroughfares.

Policy 1.3: Support roadway maintenance programs which periodically inspect and repair pavement surfaces.

Policy 1.4: Limit driveway access on arterial streets to maintain a desired quality of flow.

Policy 1.5: Prohibit on-street parking on arterial streets wherever possible.

Policy 1.6: Maintain at least a level of service D on arterial streets wherever possible.

Policy 1.7: Regulate the intensity and stages of development so that traffic on any arterial remains in balance with roadway capacity.

Policy 1.8: Design and employ traffic control measures to ensure City streets and roads function with safety and efficiency.

Policy 1.9: Provide for safe operations of traffic by adhering to national standards and uniform practices.

Policy 1.10: Coordinate street system improvements and signalization with regional transportation efforts.

Policy 1.11: Design local and collector streets to discourage their use as through traffic routes.

Policy 1.12: Identify, develop and implement mitigation measures to minimize through traffic on existing local and collector streets.

Policy 1.13: Require that proposals for major new developments include a traffic impact analysis which identifies measures to mitigate the traffic impacts of new development.

Policy 1.14: Locate new development and its access points in such a way that traffic is not encouraged to utilize local residential streets for access to the development or its parking.

Policy 1.15: Provide bus turnouts where appropriate along heavily traveled arterials or where impedance is noticeably detrimental to traffic flow.

Policy 1.16: Coordinate the development of arterial streets with the County of Orange Master Plan of Arterial Highways to assure that arterial streets will be compatible with those of neighboring jurisdictions.

Policy 1.17: Review development proposals outside City boundaries to determine the impacts of that development on City arterials.

Policy 1.18: Periodically review critical intersections and roadways and recommend "special study areas" to confirm the feasibility of implementing "critical intersection improvements" in the future for Marguerite and Alicia Parkways.

Policy 1.19: Designate Crown Valley Parkway as a "special study area" to confirm the feasibility of implementing "critical Intersection" improvements along this roadway corridor and the I-5/405 freeway interchange.

Policy 1.20: Designate Cabot Road/Camino Capistrano roadway connection as a special study area to confirm the feasibility of implementing the proposed roadway connections.

REGIONAL AND INTERCITY TRANSPORTATION

Regional Access

The City of Mission Viejo currently is served by one regional highway, the San Diego Freeway (Interstate 5). Access to the freeway is provided by interchanges at El Toro Road, Alicia Parkway, La Paz Road, Oso Parkway, Crown Valley Parkway, and Avery Parkway.

Since I-5 is currently the only regional highway serving this portion of Orange County, heavy traffic congestion occurs on the

freeway during peak periods, and a significant volume of freeway-oriented traffic passes through the City.

Two new transportation corridors are planned to accommodate regional demands in southern Orange County: the Foothill Transportation Corridor to the east of the City, and the San Joaquin Hills Transportation Corridor to the west. These facilities will help to alleviate congestion on Interstate 5, accommodate additional growth in the region, and reduce the volume of traffic passing through Mission Viejo.

For long-distance regional travel, Mission Viejo residents have access to both the Orange County Airport and the Los Angeles International Airport (LAX) which provide services to areas across the nation and, from LAX, to international ports. A study is currently underway which will identify and recommend potential sites for an additional airport facility in Southern California. When, and if a site is found, the additional facility should relieve congestion at LAX and the Orange County Airport as well as providing Mission Viejo residents with an alternative long-distance regional facility.

Planned arterial street improvements are another essential element in accommodating regional growth outside the City. The County of Orange Master Plan of Arterial Highways provides the framework for the future arterial street system. This system has been backed by the Mission Viejo Development Agreement which ensures that the regional road network which lies within Mission Viejo's boundaries will be completed. Many of these are being constructed through the Foothill Corridor Phasing Program. Completion of these planned arterial streets outside the City will help to accommodate additional regional growth and reduce the volume of traffic passing through Mission Viejo.

GOAL 2.0: Support development of a network of regional roadway facilities which ensure the safe and efficient movement of people and goods from within the City to areas outside its boundaries, and which accommodate the regional travel demands of developing areas outside the City.

Policy 2.1: Support the completion of the Orange County Master Plan of Arterial Highways, the Foothill Transportation Corridor, and the San Joaquin Hills Transportation Corridor.

Policy 2.2: Coordinate street system improvements with the Foothill Corridor Phasing Program.

Policy 2.3: Support the addition of capacity improvements such as high-occupancy vehicle lanes, general purpose lanes, or auxiliary lanes to the San Diego Freeway.

Policy 2.4: City shall pursue a cooperative process with the County of Orange to ask the County to delete the eastern extension of Avery Parkway from the Master Plan of Arterial highways with support from the City of San Juan Capistrano and the Santa Margarita Company being obtained prior to initiating the cooperative process with the County of Orange.

Policy 2.5: Encourage the development of a roadway connection of Camino Capistrano and Cabot Road.

TRANSPORTATION SYSTEM MANAGEMENT AND TRANSPORTATION DEMAND MANAGEMENT

Managing the System

To maximize the utility of the circulation system, and to help minimize the need for major capital investments, all practical efforts should be made to maximize the person-carrying capacity of the entire transportation system. This involves two types of actions: system management and demand management.

Transportation system management (TSM) maximizes the carrying capacity of the existing system through measures such as traffic signal coordination or low-cost capital improvements (such as restriping or spot widening) which will increase roadway capacity.

Transportation demand management (TDM) involves programs to reduce the number of vehicles using the roadway system, particularly during peak periods. TDM programs are mandatory for work sites with at least 100 employees as part of the Air Quality Management Plan for the South Coast Air Basin.

GOAL 3.0: Maximize the efficiency of the circulation system through the use of transportation system management and demand management strategies.

Policy 3.1: Implement traffic signal coordination on City arterial streets to the maximum extent practical, and integrate signal coordination efforts with those of adjacent jurisdictions.

Policy 3.2: Implement intersection capacity improvements where feasible and justified by traffic demands.

Policy 3.3: Encourage the implementation of employer TDM requirements included in the Southern California Air Quality Management District's Regulation 15 of the Air Quality Management Plan.

Policy 3.4: Require that proposals for major new developments include submission of a TDM plan to the City, including monitoring and enforcement provisions.

Policy 3.5: Encourage the development of additional regional public transportation services and support facilities including park-and-ride lots near the I-5 freeway.

Policy 3.6: Encourage the development of satellite off-site work centers in the City for telecommuting employees.

Policy 3.7: Promote ridesharing through publicity and provision of information to the public through the encouragement of positive government incentives for ridesharing.

Policy 3.8: Encourage employers to reduce vehicular trips by offering employees incentives such as reduced rate transit passes as well as apportioning preferred parking for ridesharing.

PUBLIC TRANSPORTATION

Public Transportation Systems

Public transportation ensures the mobility of all residents, regardless of automobile ownership, and provides an alternate means of travel for those who choose to leave their cars at home.

The Orange County Transit District (OCTD) is the transit supplier for Mission Viejo, offering fixed route service on local and express routes, and door-to-door service through its dial-a-ride system. Current usage of public transportation in Mission Viejo is low, but improvements in regional transit services are an important element in providing alternatives to single-occupant automobile travel.

Additional express bus service, supported by park-and-ride facilities, will be needed to attract additional commute trips to public transportation. The development of high-occupancy vehicle lanes on the San Diego Freeway and San Joaquin Hills Corridor will further enhance the attractiveness of this service.

A computer regional rail study, currently being conducted by the Orange County Transportation Commission, will identify potential commuter rail stations, possibly including Mission Viejo. The addition of a commuter rail station would provide increased regional employment opportunities for the residents of Mission Viejo by providing alternative commute modes to employment centers north and south of the City. A commuter rail station ideally would be developed with parking facilities for regional commute trips, and should also be connected by shuttle service to major employment centers and residential areas in the City.

The confluence of the San Diego Freeway and the San Joaquin Hills Corridor offers a unique opportunity to develop regional transportation center in conjunction with a commuter rail station. This location would make it possible to integrate commuter rail with local and regional public transportation, high-occupancy vehicle facilities, and park-and-ride facilities. Since this site is outside the City, coordination with the County and the City of Laguna Niguel will be essential.

In addition to the commuter rail program, several cities in Orange County have expressed interest in developing a fixed guideway transit system linking the Irvine Transportation Center (in the Irvine Spectrum) with the Irvine Business Complex, South Coast Metro area, downtown Santa Ana, Anaheim, Stadium area, and the City of Fullerton. If long term potential is found for a system of this type, a transit link from Mission Viejo to the Irvine Transportation Center would significantly increase the City's accessibility to high employment activity centers via public transportation.

GOAL 4.0: Support development of a public transportation system that provides mobility to all City residents and encourages use of public transportation as an alternate to automobile travel.

Policy 4.1: Support the efforts of the Orange County Transit District to provide additional local and express bus service to the Mission Viejo community, and to provide additional park-and-ride lots near the San Diego Freeway.

Policy 4.2: Work with the Orange County Transportation Commission to achieve development of a commuter rail station for Mission Viejo, with shuttle connections to employment centers and residential areas.

Policy 4.3: Require new development to fund transit facilities, such as bus shelters and turn-outs, where deemed necessary.

Policy 4.4: Ensure accessibility of elderly and disabled persons to public transportation.

Policy 4.5: Encourage employers to reduce vehicular trips by offering employees incentives such as reduced rate transit passes.

Policy 4.6: Work with the County of Orange, OCTC, and the Cities of Laguna Niguel and San Juan Capistrano to plan for development of a regional transportation center near the confluence of the San Diego Freeway with the San Joaquin Hills Transportation Corridor.

Policy 4.7: Explore the feasibility of linking the City with a fixed guideway transit system which may be developed in central Orange County.

BICYCLE, PEDESTRIAN AND EQUESTRIAN FACILITIES

Mission Viejo provides for pedestrian circulation, an important element of a city's transportation system, primarily through sidewalks. Sidewalks and pedestrian walkways encourage non-automobile movements and provide a safe pedestrian system that links commercial, residential and open spaces. Equestrian facilities and trails may be added to supplement recreational resources in the community. Potential sites includes the area

around the upper Oso Reservoir and the area around the old sand and gravel operation in the south part of the City.

Bicycle traffic is another important component of the circulation system, providing an alternative travel mode and recreational opportunities. Two classifications of bikeways are designated in Mission Viejo:

Class I: Class I bikeways are generally referred to as bike "paths" and are used to serve corridors not served by streets or highways, or corridors which run parallel to roadways but are well removed from them. Caltrans design standards require that two-way Class I bike paths be at least eight feet wide with a minimum two foot wide graded area provided adjacent to the pavement. One-way bike paths must be a minimum of five feet wide with two foot shoulders.

Class II: Class II bikeways or bike "lanes" are indicated by pavement marking on streets and arterials and are intended to delineate the right-of-way assigned to bicyclists and motorists and to provide for more predictable movements of each. Class II bike lanes where vehicle parking is not permitted are required to be a minimum of four feet wide measured from the curb or edge of pavement. In areas where vehicle parking is permitted but no marked stalls are provided, bike lanes must be a minimum of twelve feet wide measured from a vertical curb, or eleven feet wide where rolled curbs are utilized. Striped parking requires a five foot bike lane measured from the edge of the parking stall stripe.

Mission Viejo has an extensive bikeway system, including exclusive bike paths and bike lanes on most arterial streets. Two regional equestrian trails are located near the City. The trail along Aliso Creek lies primarily west of the City, but crosses through the northern portion of the City limits. The Arroyo Trabuco trail is located east of the City in O'Neill Regional Park.

GOAL 5.0: Protect and encourage non-motorized transportation such as bicycle, pedestrian, and equestrian travel.

Policy 5.1: Provide for safety of pedestrians, bicycles, and equestrians by adhering to national standards and uniform practices.

Policy 5.2: Maintain existing pedestrian facilities and encourage new development to provide pedestrian walkways between developments.

Policy 5.3: Ensure accessibility of pedestrian facilities to the elderly and disabled.

Policy 5.4: Support and coordinate the development and maintenance of bikeways in conjunction with the County of Orange Master Plan of County Bikeways to assure that local bicycle routes will be compatible with routes of neighboring jurisdictions.

Policy 5.5: Encourage the provision of an accessible and secure area for bicycle storage at all new and existing developments.

Policy 5.6: Provide bicycle racks or storage facilities at all areas of public forum whenever possible.

Policy 5.7: Utilize easements and/or rights-of-way along flood control channels, public utility rights-of-way, railroad rights-of-way, and street rights-of-way wherever possible for the use of bicycles and/or equestrian trails.

Policy 5.8: Explore potential trail linkages with the regional equestrian trails where possible.

SCENIC HIGHWAYS

The County of Orange, as part of its General Plan, has developed a Master Plan of Scenic Highways which designates the location of scenic highways in the County and implementation guidelines for the designation of scenic highway corridors. El Toro Road, Santa Marguerite Parkway, and Oso Parkway, including its projected extension are designated by the County as scenic highways. These streets are expected to provide a pleasant driving environment and community enhancement, and so future development must complement the existing scenery.

GOAL 6.0: Preserve and provide landscaped transportation routes which accentuate the beauty of the existing settings in order to provide pleasant and beneficial driving environments while maintaining safety.

Policy 6.1: Protect rights-of-way along scenic corridors to maintain existing landscape.

Policy 6.2: Indicate scenic highway designation to discourage littering and defacement of the environment.

Policy 6.3: Maintain high levels of service along scenic corridors to accentuate the pleasant driving experience.

PARKING

Provision of adequate, convenient parking is an essential element in an effective circulation system. Parking requirements vary by land use and are specific in the Development Code.

GOAL 7.0: Provide an adequate supply of convenient parking for all developments in the City, in a manner which is consistent with the goal of managing transportation demand.

Policy 7.1: Require all developments to provide off-street parking in compliance with the City's Development Code.

Policy 7.2: Encourage employers to include parking provisions in transportation demand management plans.

Policy 7.3: Joint use of parking facilities may be granted as part of an area plan or site plan, depending on the peak parking generation of the permitted uses in the planning area.

GOAL 8: Encourage the development of adequate recreational vehicle storage areas within the City.

Policy 8.1: Ensure that priority for recreational vehicle storage is given to the citizens of the City of Mission Viejo.

TRUCK ROUTES

Truck circulation is an important component of traffic flow on a City's street network, and provision of adequate, well placed truck routes is essential to the preservation of residential harmony as well as to maintaining the smooth circulation of traffic flow. Mission Viejo's highly residential nature requires that truck routes be located such that truck travel on streets near residential areas be minimized while facilitating the efficient transport of commodities in and through the City.

Goal 9.0: Provide a truck circulation system that effectively provides for the transport of commodities while minimizing the negative impacts on neighborhoods.

Policy 9.1: Provide primary truck routes on selected arterial streets to minimize the impacts of truck traffic on residential areas.

Policy 9.2: Provide appropriately designed and maintained roadways for the primary truck routes so that they can safely accommodate truck travel.

Policy 9.3: Develop berms and barriers along truck routes to minimize noise impacts to sensitive land uses.

Policy 9.4: Provide sufficient truck loading areas to minimize interference with efficient traffic circulation.

Policy 9.5: Implement a street maintenance program to provide for the specific needs of truck routes.

RELATED GOALS AND POLICIES

Goals and policies contained in the other elements of the City's General Plan are also important in addressing circulation issues. The provision of acceptable levels of service directly supports the land uses described in the Land Use Element. The planned circulation system directly supports the Public Safety Element policies related to transportation of hazardous materials and the provision of emergency services. The provision of trails and

connecting open space described in the Conservation/Open Space Element encourages the use of non-motorized transportation. Policies within the Noise Element are aimed at reducing transportation-related noise, and the Economic Development Element relies upon efficient access to commercial and business areas to achieve the desired level of economic development with the City. Related policies in other elements are indicated in Table C-1.

**TABLE C-1
CIRCULATION POLICIES BY ELEMENT**

ISSUE AREA	POLICIES BY ELEMENT							
	Land Use	Housing	Conservation/Open Space	Public Safety	Noise	Public Facilities	Economic Developmt.	Growth Managemt.
Provide safe and efficient street system	2.1-2.7	4.1		3.3, 3.4	1.1-1.5	1.2	2.1-2.5, 3.8	1.1-1.3, 2.1-2.3, 3.1
Support development of regional roadway network	2.1-2.7			3.3, 3.4	1.1-1.7		2.1-2.5, 3.8	1.1, 2.1
Maximize efficiency of circulation system				3.3, 3.4			2.1-2.5, 3.8	3.1
Support development of public transportation system		4.3		5.2	1.1-1.7	2.2	2.1-2.5, 3.8	
Encourage non-motorized transportation		4.3	1.13, 3.5					
Preserve scenic highways		2.2	3.7					
Provide adequate parking							2.1-2.5, 3.8	
Provide truck circulation routes				5.1, 5.3	1.1-1.7	7.4	2.1-2.5, 3.8	

(Table C-1 revised per GPA2001-18)

THE CIRCULATION PLAN

This section of the Circulation Element describes the location and extent of circulation facilities and services, and identifies standards for those facilities. To portray the continuity of the circulation system, the plan graphics include planned facilities outside the City limits which are inside the planning area boundary used for the overall circulation analysis.

MASTER PLAN OF STREETS

Arterial streets included in the planned street system, shown in Figure C-2, are classified according to their traffic function and sized to provide sufficient capacity for projected traffic volumes.

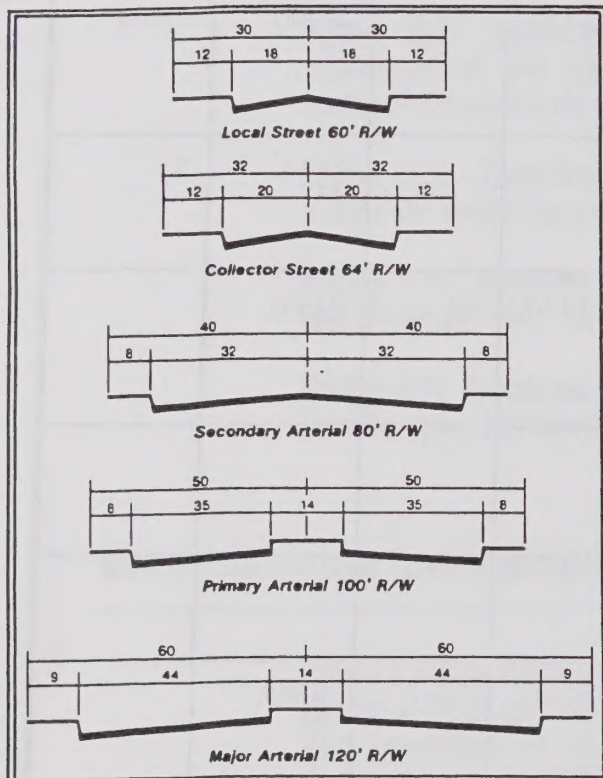


Figure C-1
Typical Roadway Cross Sections

Typical cross-sections for the arterial classifications are shown in Figure C-1. Actual cross-sections may vary somewhat from the indicated measurement standards, but in order to provide maximum capacity, as well as right-of-way protection for landscaping, bike lanes, and future roadway improvements, the typical roadway cross-sections are recommended as future minimums. Major, primary, and secondary arterials are expected to include bike lanes which conform to standards documented in the bicycle facilities section.

Intersections which are projected to require more lanes than the typical arterial cross-section are indicated as critical intersections. A "critical intersection" is an arterial intersection which requires additional lanes in order to maintain efficient traffic operations. Provisions of additional lanes may re-

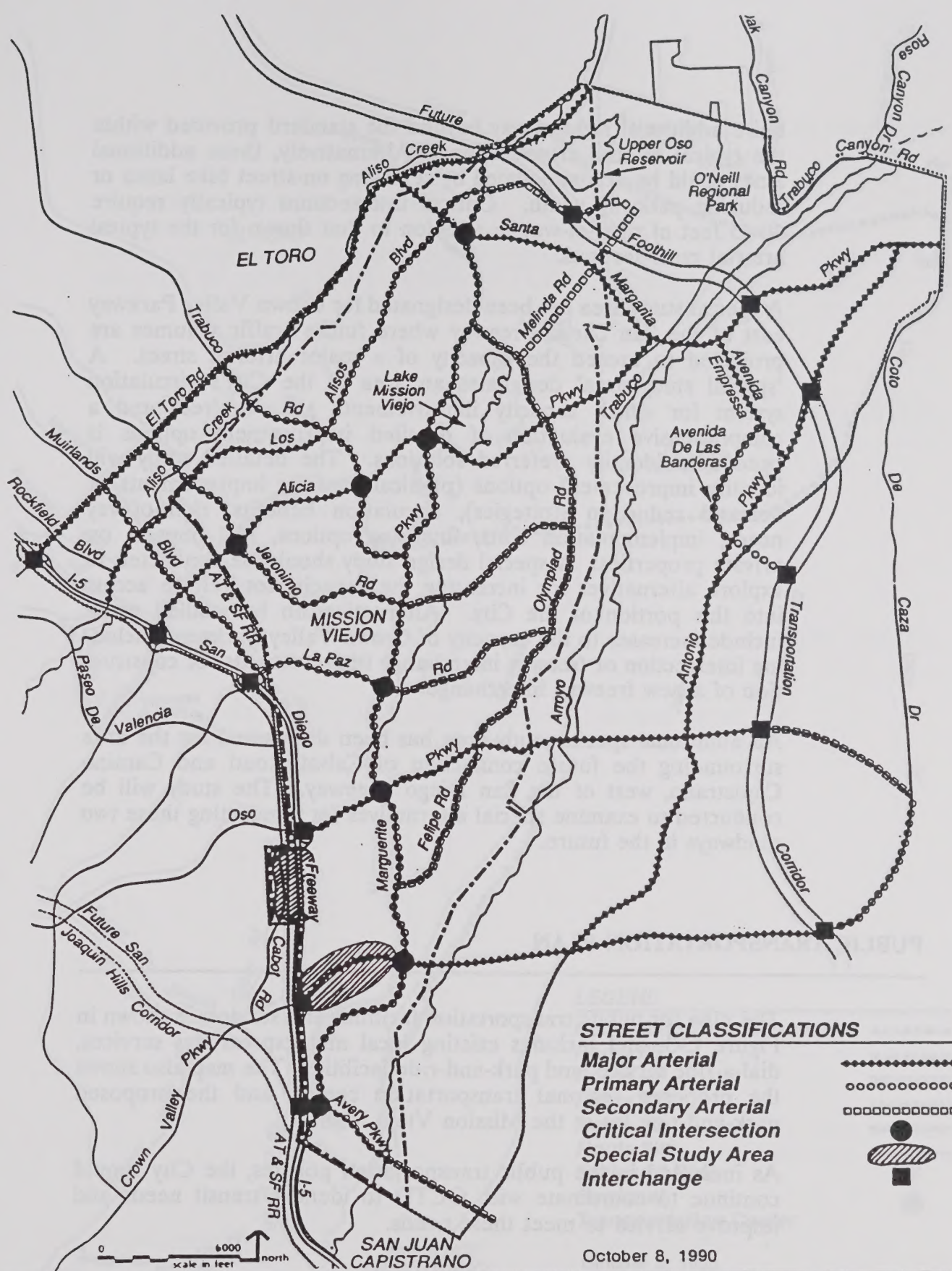


Figure C-2
Master Plan of Streets

quire additional right-of-way beyond the standard provided within the typical arterial cross-sections. Alternatively, these additional lanes could be accommodated by removing on-street bike lanes or reducing parkway width. Critical intersections typically require 10-15 feet of right-of-way in addition to that shown for the typical arterial cross-sections.

A special study area has been designated for Crown Valley Parkway east of the San Diego Freeway where future traffic volumes are projected to exceed the capacity of a major arterial street. A "special study area" designates an area of the City's circulation system for which capacity improvements are required, and a comprehensive evaluation of detailed improvement options is needed to identify preferred solutions. The detailed study will identify improvement options (physical capacity improvements or demand reduction strategies), circulation benefits, right-of-way needs, implementation costs, financing options, and impacts on private properties. A special design study should be conducted to explore alternatives for increasing the capacity for vehicle access into this portion of the City. Alternatives to be studied could include increases to the capacity of Crown Valley Parkway (including intersection or freeway interchange improvements) or construction of a new freeway interchange.

An additional special study area has been designated for the area surrounding the future connection of Cabot Road and Camino Capistrano, west of the San Diego Freeway. The study will be conducted to examine special alternatives for connecting these two roadways in the future.

PUBLIC TRANSPORTATION PLAN

The plan for public transportation facilities and services is shown in Figure C-3, and includes existing local and express bus services, dial-a-ride service, and park-and-ride facilities. The map also shows the proposed regional transportation center, and the proposed park-and-ride lot at the Mission Viejo Mall.

As indicated in the public transportation policies, the City should continue to coordinate with OCTD to identify transit needs and improve service to meet these needs.

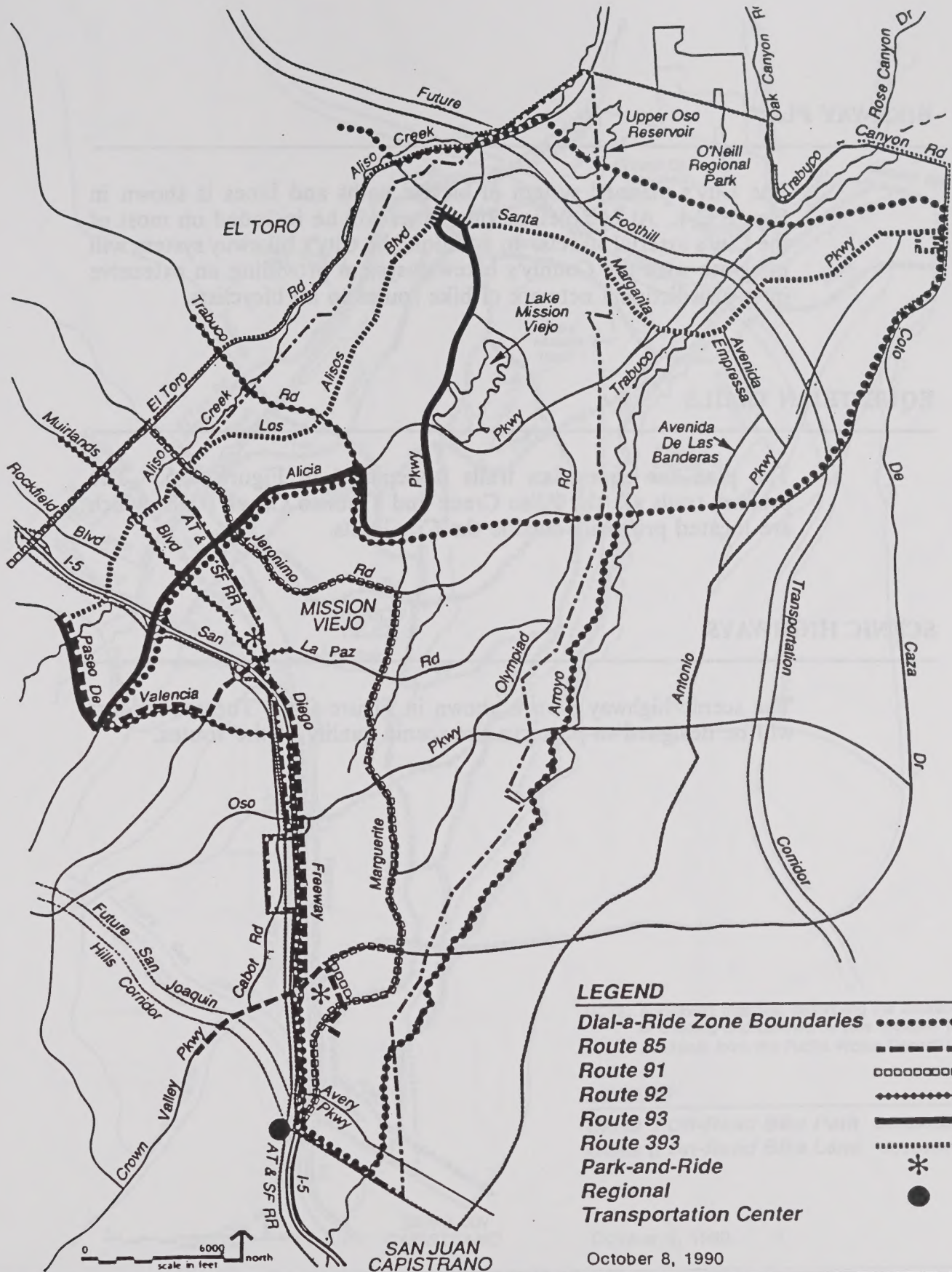


Figure C-3
Public Transportation Plan

BIKEWAY PLAN

The City's planned system of bicycle paths and lanes is shown in Figure C-4. At completion, bike lanes will be included on most of the City's arterial streets. In addition, the City's bikeway system will integrate with the County's bikeway system providing an extensive inter-jurisdictional network of bike routes to all bicyclists.

EQUESTRIAN TRAILS

The plan for equestrian trails is depicted in Figure C-5. The primary trails are the Aliso Creek and Trabuco Creek trails, which are located primarily outside the City limits.

SCENIC HIGHWAYS

The scenic highway plan is shown in Figure C-6. These corridors will be designed to preserve the scenic quality of the routes.



Figure C-4
Bikeway Plan

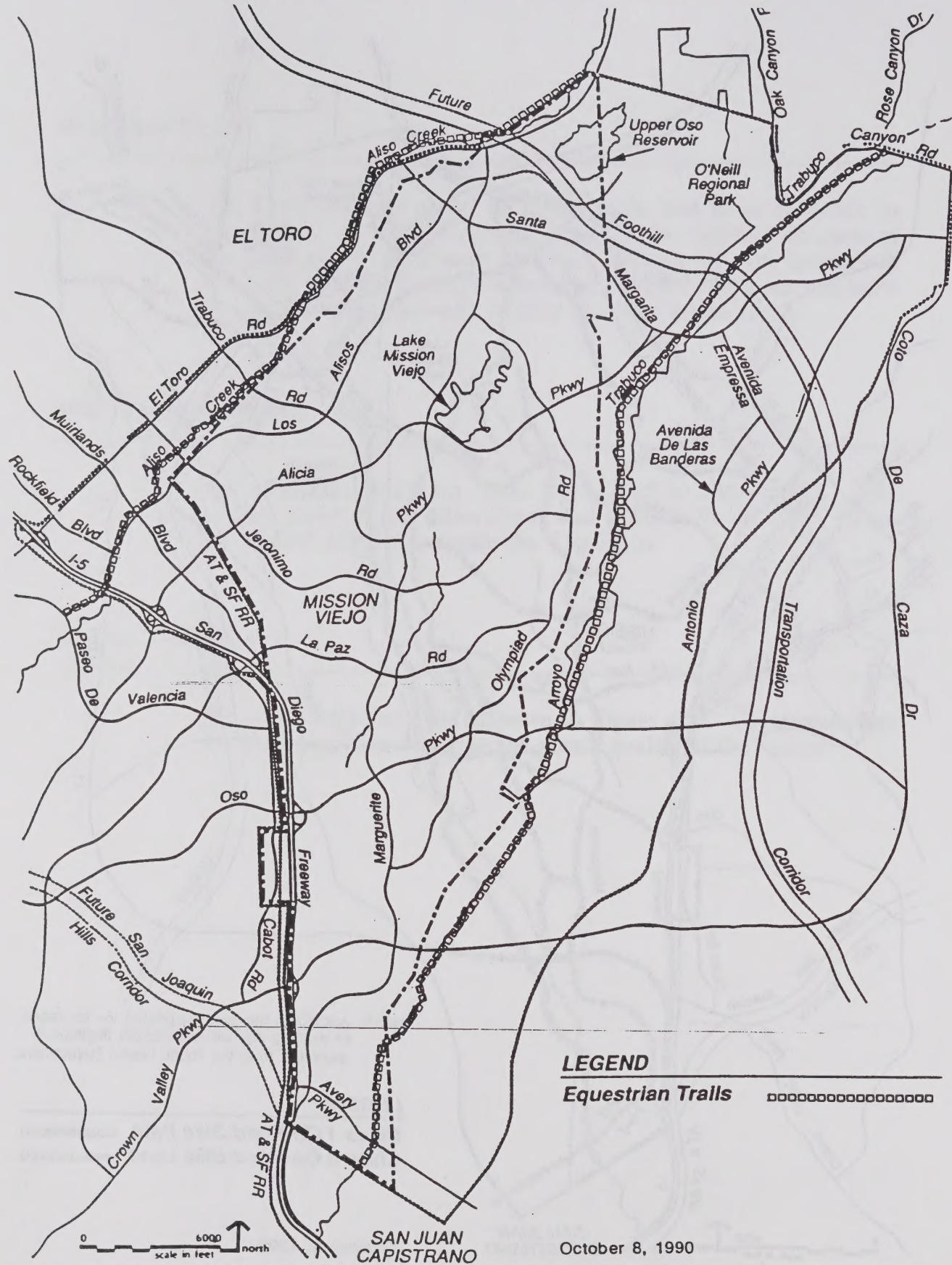


Figure C-5
 Equestrian Trails

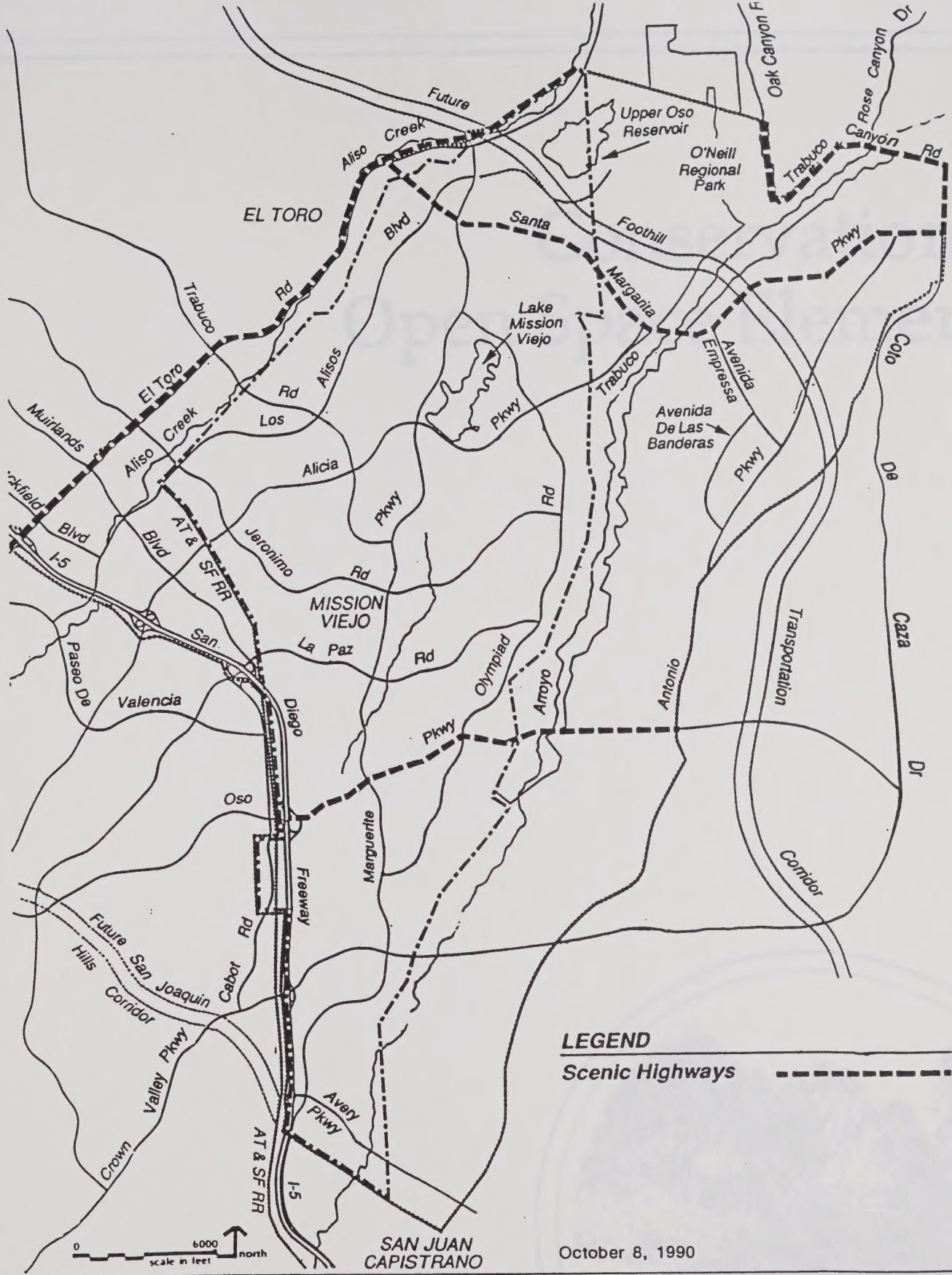


Figure C-6
 Scenic Highways

Conservation/ Open Space Element



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INTRODUCTION TO THE CONSERVATION AND OPEN SPACE ELEMENT

The purpose of this Element is to address the preservation and use of the City's important natural resources and open space areas. The goals and policies in this Element build upon those in the other elements of the General Plan, especially the Land Use Element. The City's Master Environmental Assessment and the Conservation and Open Space Technical Report provide necessary background information and act as supporting documents for this Element.

The Conservation and Open Space Element also addresses the City's park system and includes a park enhancement plan. An open space and recreational facilities system was established as part of Mission Viejo's development. The City has both public and private parks and facilities at the community and neighborhood level. Opportunities exist to expand and enhance the recreational components of the City as the remaining lands are developed.

PURPOSE OF THE CONSERVATION AND OPEN SPACE ELEMENT

This Element meets State requirements concerning the Conservation and Open Space Elements as defined in Sections 65302d and 65302e of the Government Code. According to these requirements, the Conservation Element must contain goals and policies that further the protection and maintenance of the State's natural resources such as water, soils, wildlife, minerals, and other natural resources, and prevents their wasteful exploitation, degradation, and destruction. The Open Space Element must contain goals and policies concerned with managing all open space areas, including undeveloped wilderness lands and outdoor recreation areas. State law requires that the use of open space for the following purposes be addressed in the Open Space Element: preservation of natural resources, management of production resources, outdoor recreation, and protection of public health and safety reasons.

RELATED PLANS AND PROGRAMS

There are several existing plans and programs that are directly applicable to the aims and objectives of this Element. These plans and programs were enacted through Federal, State, and local legislation and are administered by agencies or special districts that have been delegated with powers to enforce Federal, State and local laws.

Federal Laws: Federal laws that are concerned with the protection of significant cultural and natural resources include the Endangered Species Act of 1973 (as amended in 1978), the Antiquities Act and the National Historic Preservation Act of 1966.

California Environmental Quality Act Law and Guidelines: The California Environmental Quality Act (CEQA) was adopted by the State legislature in response to a public mandate, calling for thorough environmental analysis of projects that might adversely affect the environment. The provisions of the law, project review procedure, and any subsequent analysis are described in the CEQA Law and Guidelines. The CEQA Guidelines are found in Title 14 of the California Code of Regulations, commencing at Section 15000. CEQA will continue to be instrumental in ensuring that the impacts of all potentially significant projects are assessed by City officials (both appointed and elected) and the general public.

City of Mission Viejo Land Use Element: The City's Land Use Element contains two land use designations that encompass open space land uses: Recreation/Open Space and Community Facility. The Recreation/Open Space land use designation encompasses most of the open space that exists in the City including active and passive parkland and natural open space. Distinctions between the active recreation/open spaces and the passive recreation/open areas including wilderness areas are made in the Development Code and on the Zoning Map. The Community Facility land use designation contains more intensive recreational and/or cultural facilities such as community or cultural facilities, museums, and art galleries.

City of Mission Viejo Development Code: Chapter 9.13 of the City of Mission Viejo Development Code which is embodied in the Mission Viejo Municipal Code contains the regulations for the Open Space Zone and Recreation Zone. The regulations are intended to provide for the preservation of the City's important natural resources and open space areas, and to provide for public and private recreational land use activities necessary to meet both passive and active recreation needs of City residents.

County of Orange Master Plan of Local Parks: The County's Master Parks Plan provides goals, objectives and policies and provides implementation programs for a comprehensive county-wide park plan. In conjunction with the County's Local Park Code, specific criteria are intended to provide an adequate supply of usable parkland. This County's Master Plan of Local Parks is important from the City's standpoint because many of Mission Viejo's parks were developed under the County's Local Park Code.

County of Orange Master Plan of Regional Riding and Hiking Trails: The County's trails plan provides policies and programs to implement the future development and operation of the county-wide trails system. The Plan includes an inventory of existing and proposed trails and standards and criteria for new trails. The City has incorporated the County's trails criteria into the Conservation and Open Space Element.

County of Orange Resources Element: The County's Resources Element includes an inventory of the county-wide resources such as agricultural, mineral, and wildlife resources, energy, water, air, open space, and cultural-historic resources. The element also includes goals, policies and programs for the development, management, preservation, and conservation of the county's resources.

SCOPE AND CONTENT OF THIS ELEMENT

In addition to the Introduction, the Conservation and Open Space Element includes two sections. First, Conservation and Open Space Goals and Policies follow this section and identify goals and supporting policies aimed at preserving open space resources in the City. Second, the Element includes a Conservation and Open Space Plan which is concerned with protecting and enhancing natural and open space resources. The Plan is divided into two sections: Conservation and Open Space. The Conservation Element contains policies for the preservation and utilization of Mission Viejo's natural resources. The Open Space Element focuses on the City's existing and future parkland and the policies for the enhancement and maintenance of its parkland and recreational facilities.

CONSERVATION AND OPEN SPACE GOALS AND POLICIES

Mission Viejo is located along Interstate 5 in southern Orange County. Most of the natural open space and biological habitat has been recently replaced with urban development. The undeveloped area of Mission Viejo, in the eastern portion of the City, contains natural resources, such as steep slopes, canyons, and drainage courses, that are associated with the physical characteristics of the land. These natural resources can act as constraints to development, but also define the area's environmental character.

The Mission Viejo study area includes lands outside of the City's boundaries having physical attributes that relate to planning in Mission Viejo. The unincorporated lands to the north and east of Mission Viejo contain natural resources significant to the sub-region. The City of Mission Viejo does not exercise control over these unincorporated lands. However, from a regional context, these lands are important in relation to planning for the open space uses in the City and the conservation of resources.

The undeveloped portions of Mission Viejo contain natural habitat directly adjacent to the biologically and archaeologically important Arroyo Trabuco which runs in a southerly direction between the City of Mission Viejo and the unincorporated community of Rancho Santa Margarita. The steep slopes along Mission Viejo's eastern City boundary form an edge between Mission Viejo and the Arroyo Trabuco. The undeveloped areas of the City are only the remnants of a pre-developed environment. Plant and animal species that were once common are now confined to the greatly reduced remaining habitats.

The goals and supporting policies included in this Element are concerned with specific issues and opportunities to conserve the City's remaining sensitive lands and to enhance the open space within the City. Some of the goals and policies in this Element are intended to protect the sensitive lands that exist along the City's borders, especially those adjacent to the Arroyo Trabuco and Upper Oso Reservoir. Other goals and policies are formulated to take advantage of recreational and open space opportunities that augment the City's existing recreational system.

CONSERVE NATURAL RESOURCES

For a City that is near buildout, it is important to conserve its remaining natural resources. The creeks provide scenic beauty and provide wildlife corridors. The quality of the water that reaches the creeks is important to the overall health of the habitat. Another of the important resource is the oak woodland, a reflection of the community's ranch history. The Coast Live Oak (*Quercus agrifolia*), was named as the Official City Tree by the City Council on April 9, 1990. In addition, Mission Viejo desires to conserve water quality, water consumption, and energy consumption. The following goal and policies support the protection of the City's natural resources.

GOAL 1: Conserve the City's natural resources.

Policy 1.1: Protect groundwater and surface water quality by minimizing urban runoff and sedimentation into drainage courses.

Policy 1.2: Ensure compliance with the City's Master Plan of Drainage, requiring developers to comply with Non Point Discharge Elimination System runoff standards.

Policy 1.3: Enforce Grading Ordinance provisions for erosion control on all development projects.

Policy 1.4: Utilize reclaimed water for irrigation and other suitable purposes when feasible.

Policy 1.5: Encourage residents to use drought tolerant landscaping and water wise irrigation techniques.

Policy 1.6: Utilize a development proposal review process to mitigate the impacts of development on sensitive lands such as steep slopes, wetlands, cultural resources, oak woodlands and sensitive habitats.

Policy 1.7: Regulate the removal or destruction of the Coast Live Oak (*Quercus agrifolia*) tree.

Policy 1.8: Participate in the development of Natural Community Conservation Plan/Habitat Conservation Plan Programs for threatened habitats located within the City, such as coastal sage scrub.

Policy 1.9: Preserve sensitive plant and animal species, and their associated habitats.

Policy 1.10: Establish and manage wildlife habitat corridors within public parks and natural resource protection areas where appropriate to allow for wildlife use.

Policy 1.11: Encourage programs to educate youth and adults about natural resources to develop concern and support for conservation and preservation.

Policy 1.12: Work with energy providers to encourage community-wide reductions in energy consumption through conservation practices.

Policy 1.13: Promote the use of public transit and bicycling.

PROTECT NATURAL RESOURCES AS OPEN SPACE AREAS

The open space that is undeveloped in Mission Viejo contains natural and cultural resources and provides habitat for plant and animal species that help define the remaining land's natural character and form. Sensitive plant communities, such as riparian areas and coastal sage scrub, provide habitat for locally or regionally important animal species. Due to the City's proximity to the natural open space of the O'Neill Regional Park and other regional open space, Mission Viejo identifies with the vicinity's regional importance and value as natural habitat. The City will utilize careful planning of its remaining natural lands to provide a gradual transition between urban uses and natural open space and to allow the City to utilize its remaining open space effectively.

GOAL 2: Protect open space areas to preserve natural resources.

Policy 2.1: Preserve unique and important geographic features and landforms unique to Mission Viejo.

Policy 2.2: Support preservation of portions of the Arroyo Trabuco as a prime bird nesting/foraging habitat and major wildlife movement corridor.

Policy 2.3: Support the preservation of the remaining prime bird nesting/foraging habitats in the City, particularly in the canyon areas and ridgelines.

Policy 2.4: Protect environmentally sensitive buffering areas such as the area between Upper Oso Reservoir and O'Neill Regional Park.

Policy 2.5: Support the efforts of other agencies to preserve undisturbed portions of the O'Neill Regional Park identified as a sensitive habitat.

Policy 2.6: Maintain an inventory of existing natural resources in and adjacent to the City through periodic updates of the City's MEA.

Policy 2.7: Utilize volunteers as resources to improve and beautify parks and open spaces, such as efforts of the Tierra Nativa.

PROVIDE FOR RECREATIONAL AND OPEN SPACE NEEDS

Mission Viejo has a strong and well distributed recreational land use component of the City's Land Use Plan. The City's recreational components consist of public and private parks, golf courses, regional trails, greenbelts, utility easements, recreational centers, Lake Mission Viejo and the O'Neill Regional Park.

Opportunities exist to enhance the City's parkland within the eastern portion of the City along Arroyo Trabuco Creek and to complete the City's open space and recreational system. The following goal and policies support the opportunities in the City for an expanded open space system.

GOAL 3: Provide for present and future recreational and open space needs.

Policy 3.1: Implement a comprehensive maintenance program for existing and future recreational facilities.

Policy 3.2: As mining processing operation in the City concludes, convert the sites to open space and recreational use.

Policy 3.3: Require developers to provide parkland or in-lieu fees as specified in the City of Mission Viejo Municipal Code. The Code requires a dedication at five net, usable acres of parkland per 1,000

population.

Policy 3.4: Coordinate and cooperate with adjacent jurisdictions to develop and enhance adjacent open space lands, regional parks, and access to parkland.

Policy 3.5: Participate and assist in the implementation of the regional parks/open space/trails corridors such as the Aliso Creek, Arroyo Trabuco Creek, and San Juan Creek Corridors

Policy 3.6: Investigate the opportunity for trail connections between the Upper Oso Reservoir and the O'Neill Regional Park and between Upper Oso Reservoir and the local trail following the north/south SCE Easement.

Policy 3.7: Views from streets and highways that adjoin recreational and open space areas of significant scenic value (such as a golf course or lake) should be preserved. Any landscaping, structure, or screen shall be designed to preserve and enhance the scenic character of the area.

ESTABLISH A BALANCED RECREATIONAL FACILITY SYSTEM

A comprehensive recreational system should contain components aimed at providing recreational opportunities to meet the needs of all residents living in the community. A recreational system generally contains active and passive recreational opportunities such as parks, sports fields, hiking and biking trails, and natural open space. As Mission Viejo approaches buildout, the need to complete its recreational system becomes more important. Several opportunities exist in the City to extend and expand recreational facilities to balance Mission Viejo's recreational and open space system.

GOAL 4: Establish a balanced public and private recreational facility system.

Policy 4.1: Provide a range of recreational facilities, including physical, cultural, and social types serving all ages, to meet the needs of City residents.

Policy 4.2: Preserve public and private open space lands for active/passive recreational opportunities.

Policy 4.3: Utilize utility easements as open space linkage corridors.

ESTABLISH LONG-TERM FUNDING FOR FUTURE PARK FACILITIES

As a city, Mission Viejo must be prepared to acquire funding, and locally budget for, the acquisition, development and maintenance of its future park facilities. As the use of Mission Viejo's parkland increases and as future needs are identified, the acquisition, development, and maintenance of such parkland will need to increase as well.

Goal 5: Establish a long-term funding mechanism for the acquisition, development, and maintenance of future city park facilities.

Policy 5.1: Actively pursue all available sources of financing for parkland acquisition, development, and maintenance.

Policy 5.2: Encourage the joint use, planning, and funding of school district and City park facilities.

Policy 5.3: Establish reserve fund and a reserve accounts for the repair and future renovation of City park facilities.

Policy 5.4: Develop a system of user fees and charges for recreational facility use and programs to supplement operational and overhead maintenance costs.

Policy 5.5: Encourage voluntary community involvement in maintenance of parks, trails and open spaces as appropriate.

RELATED GOALS AND POLICIES

A number of goals and policies included in the other elements of the City's General Plan will also support, either directly or indirectly, the goals and policies that correspond with the major issue areas considered in the Conservation and Open Space Element. Table COS-1 illustrates the consistency between these General Plan elements by describing related policies.

**TABLE COS-1
CONSERVATION AND OPEN SPACE POLICIES BY ELEMENT**

ISSUE AREA	POLICIES BY ELEMENT							
	Land Use	Housing	Circulation	Noise	Public Facilities	Public Safety	Economic Developmt.	Growth Managemt.
Conserve Natural Resources	2.8- 2.9, 3.3, 4.1-4.4	2.2	3.3-3.8, 4.1-4.7, 5.1-5.8, 6.1-6.3		5.1, 5.3-5.4	3.4-3.5, 3.7, 6.7	3.10	
Protection of Open Space	1.3, 3.1-3.4, 4.1-4.4	4.1-4.4	5.1-5.8, 6.1-6.3	2.1		3.1		2.1
Provision of Recreational and Open Space	2.1-2.8, 4.1-4.4		5.1-5.8		3.3	3.1		2.1
Balanced Recreational System			5.1-5.8		3.3			
Long-Term Funding							1.1-1.7, 3.1-3.3	

(Table COS-1 revised per GPA2001-18)

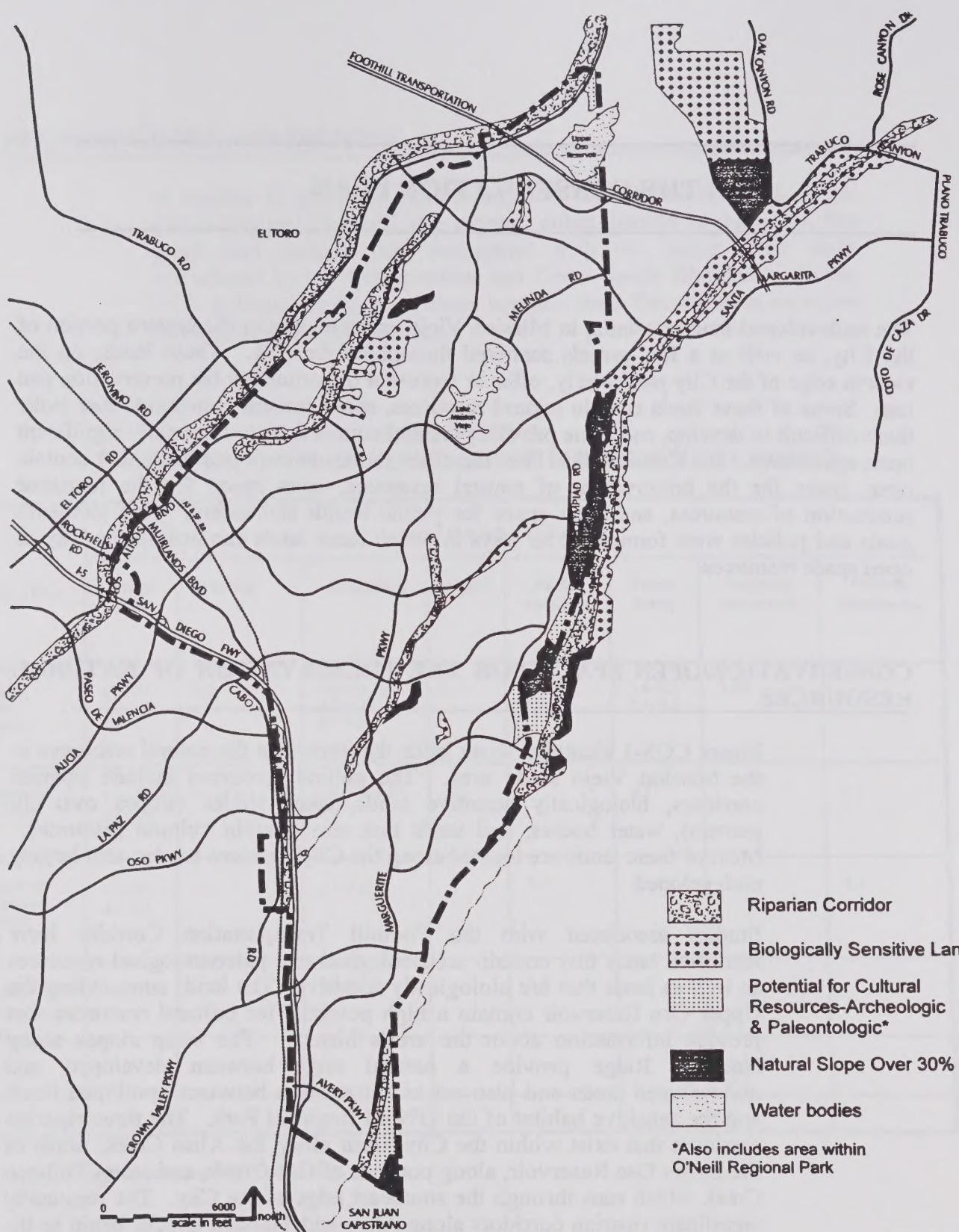
THE CONSERVATION PLAN

The undeveloped land remaining in Mission Viejo exists mainly in the eastern portion of the City, as well as a few parcels scattered throughout the City. These lands, on the eastern edge of the City particularly, offer or represent opportunities for preservation and use. Some of these lands contain natural resources, some contain constraints that make them difficult to develop, and some provide potential connections to regionally significant open space uses. The Conservation Plan identifies those undeveloped lands that contain open space for the preservation of natural resources, open space for the managed production of resources, and open space for public health and safety. This element's goals and policies were formulated as ways in which these lands can benefit the City as open space resources.

CONSERVATION/OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

Figure COS-1 identifies those lands that represent the natural resources in the Mission Viejo study area. The natural resources include riparian corridors, biologically sensitive lands, steep slopes (slopes over 30 percent), water bodies, and lands that may contain cultural resources. Most of these lands are located along the City's eastern border, still largely undeveloped.

Studies associated with the Foothill Transportation Corridor have identified lands that contain archaeological and paleontological resources as well as lands that are biologically sensitive. The lands surrounding the Upper Oso Reservoir contain a high potential for cultural resources that provide information about the area's history. The steep slopes along Naciente Ridge provide a natural edge between developed and undeveloped lands and also act as a transition between developed lands and the sensitive habitat of the O'Neill Regional Park. The three riparian corridors that exist within the City occur along the Aliso Creek, north of the Upper Oso Reservoir, along portions of Oso Creek, and along Trabuco Creek which runs through the southeast edge of the City. The regionally significant riparian corridors along Aliso and Trabuco Creeks begin in the Cleveland National Forest and terminate at the Pacific Ocean. The City has incorporated the existing regional corridors into their overall



DECEMBER 6, 1999



Figure COS-1
Open Space for the Preservation
of Natural Resources

Conservation and Open Space Plan. Riparian open space also exists along Oso Creek which extends from Lake Mission Viejo to west of Interstate 5. Water resources are described in greater detail in the Public Facilities Element of the General Plan which includes goals and policies to protect potable water resources.

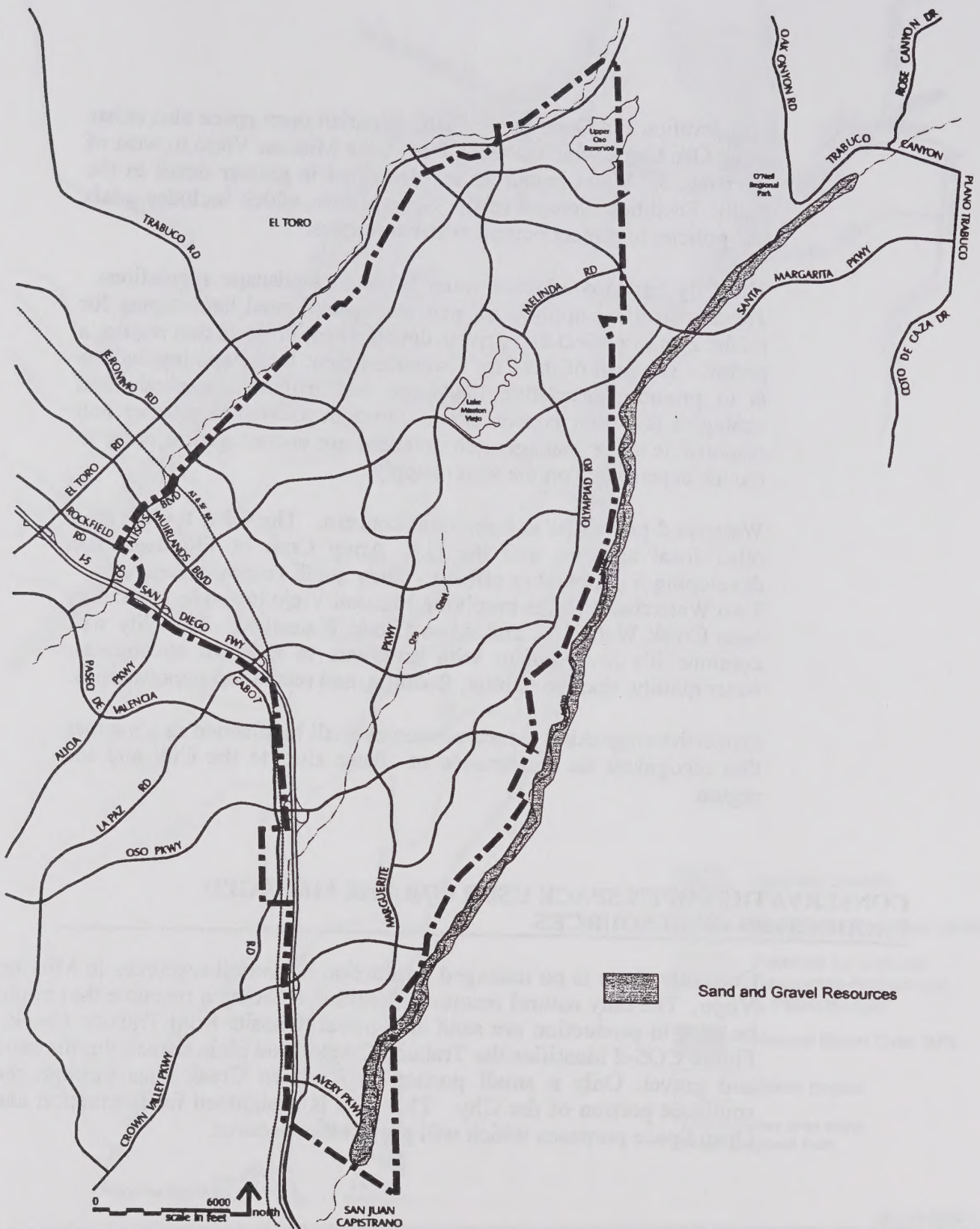
The City has also adopted water efficient landscape regulations. These regulations apply to all new and rehabilitated landscaping for public agency project and private development projects that require a permit. The goal of the City's water efficient landscape regulations is to promote alternative landscape and irrigation methods and strategies for water conservation. Drought tolerant vegetation and responsible water management practices are encouraged in order to reduce dependency on the water supply.

Watershed protection is a regional concern. The City, the County, other local agencies and the U.S. Army Corp of Engineers are developing a partnership effort to study south county watersheds. Two Watershed Studies involving Mission Viejo began in 1998: San Juan Creek Watershed and Aliso Creek Watershed. The City will continue it's involvement with programs to improve streambeds, water quality, riparian habitat, flooding, and recreation opportunities.

Properties supporting natural resources shall be planned in a manner that recognizes the importance of these sites to the City and the region.

CONSERVATION/OPEN SPACE USED FOR THE MANAGED PRODUCTION OF RESOURCES

Currently, there is no managed production of natural resources in Mission Viejo. The only natural resource identified as being a resource that might be used in production are sand and gravel deposits from Trabuco Creek. Figure COS-2 identifies the Trabuco Creek flood plain containing the sand and gravel. Only a small portion of Trabuco Creek runs through the southeast portion of the City. This area is designated for Recreation and Open Space purposes which will protect the resource.



Sand and Gravel Resources

DECEMBER 6, 1999



Figure COS-2
Open Space Used for the
Managed Production of Resources

CONSERVATION/OPEN SPACE FOR PUBLIC HEALTH AND SAFETY

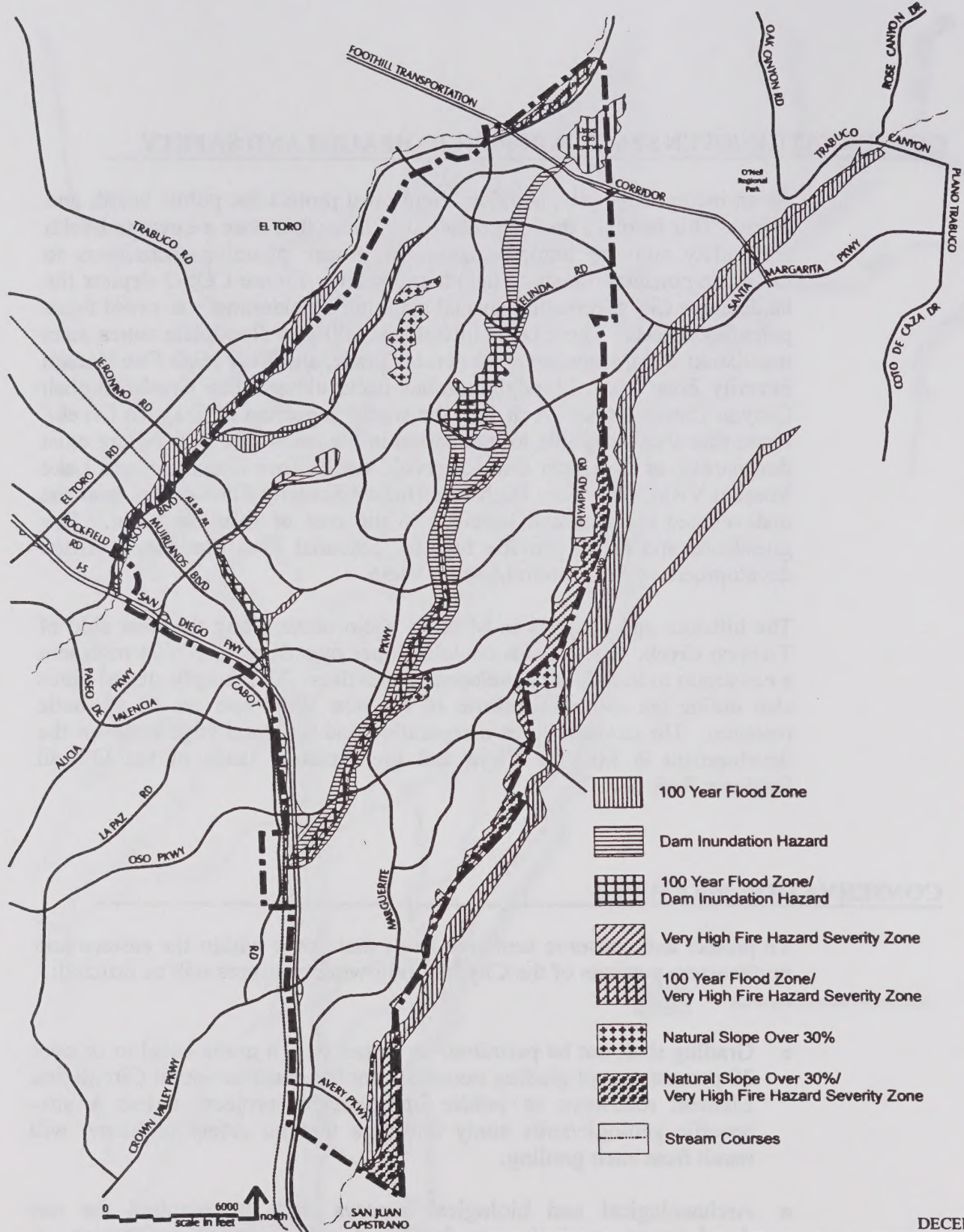
As an incorporated city, Mission Viejo must protect the public health and safety. This involves the identification of lands that pose a threat to health and safety and the implementation of proper planning techniques to minimize potential threats to health and safety. Figure COS-3 depicts the lands in the City that require special planning considerations to avoid those potential impacts. These lands include the 100-year floodplain zones, dam inundation areas, slopes over 30 percent grade, and Very High Fire Hazard Severity Zone areas. Floodplain zones occur along Aliso Creek, English Canyon Channel, Oso Creek, and the southern portion of Trabuco Creek. Areas that are susceptible to inundation in the event of a dam failure exist downstream of the Upper Oso Reservoir, the El Toro Reservoir, and Lake Mission Viejo. The Very High Fire Hazard Severity Zone occurs near the undeveloped canyons and hillsides to the east of Mission Viejo. Dry grasslands and brush provide fuel for potential fires that may threaten development within eastern Mission Viejo.

The hillsides and canyons in Mission Viejo occur along the west side of Trabuco Creek. These lands contain slopes over 30 percent that represent a constraint to traditional development practices. The steeply sloped lands also define the natural landform of Mission Viejo and are an aesthetic resource. The canyons form a separation and a natural edge between the development in Mission Viejo and the sensitive lands of the O'Neill Regional Park.

CONSERVATION MEASURES

To protect and conserve sensitive lands that occur within the eastern and northeastern portions of the City, the following measures will be utilized:

- Grading shall not be permitted on slopes with a grade equal to or over 30 percent except grading necessary for the construction of Circulation Element roadways or public improvement projects unless a site-specific geologic/soils study indicates that no safety problems will result from such grading.
- Archaeological and biological surveys shall be required for any development projects on lands identified in this Element as archaeologically or biologically sensitive. Mitigation measures shall be developed and implemented to mitigate any significant impacts.



DECEMBER 6, 1999



Figure COS-3
Open Space for Public
Health and Safety

- o The following techniques may be used to acquire or dedicate land for open space purposes:

1. *Open Space Easements* - pursuant to the Open Space Easement Act of 1974 (Government Code Section 51070 et seq.).
2. *Conservation Easements* - pursuant to the Conservation Easement Act (Civil Code Sections 815-816).

The City may accept or purchase easements from private landowners for open spaces and resource conservation purposes. The deed transferring the easement to the City restricts the transferred properties use to open space or resource conservation activities.

- o The City will participate in regional and state efforts for Natural Community Conservation Plan/Habitat Conservation Plan Programs (NCCP)/(HCP) for multi-species habitat protection. NCCP is intended to protect wildlife heritage while continuing to allow appropriate development. It is a regional program that seeks to protect a particular habitat verses a single-species. The City is participating in the NCCP/HCP for Coastal Sage Scrub that targets the protection of the California gnatcatcher, the coastal cactus wren and the orange-throated whiptail lizard.

THE OPEN SPACE PLAN

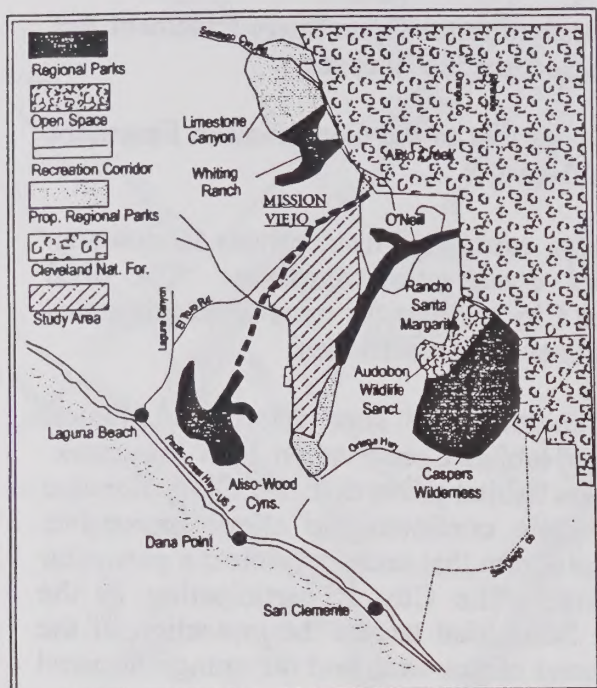


Figure COS-4
Regional Open Space

The open space in Mission Viejo plays an important part in the lives of Mission Viejo residents. Mission Viejo has been developed with several open space amenities including local and community parks, recreational facilities, pedestrian and bicycle trails, and other public open spaces. Regional recreational opportunities also exist in Mission Viejo due to its location in relation to regional trails that connect the Cleveland National Forest to the Pacific Ocean and to regional recreational facilities as depicted in Figure COS-4. Opportunities exist to complete the linkage between the open space resources in the City to form a contiguous system of open space.

RELATION TO LAND USE PLAN

The City's Land Use Plan places parkland and recreational facilities into the categories of Recreation/Open Space and Community Facility. The following is a description of each of these land use designations.

Recreation/Open Space

The Recreation/Open Space designation includes both public and private recreational uses necessary to meet the active and passive recreational needs of City residents. Active recreation activities include golf courses, equestrian centers, community recreational facilities, public parklands, and indoor and outdoor sports/athletic facilities. Passive recreation uses include museums, galleries, nature preserves, outdoor theater, designated open space, and similar uses.

Community Facility

The Community Facility designation includes a wide range of public, quasi-public, and private uses such as school sites, churches, child-care centers, government administrative offices and facilities, public utilities, libraries, museums, art galleries, community theaters, hospitals, and cultural and recreational activities. Included in this category is Saddleback Community College and other institutions of higher learning.

PARKS CLASSIFICATION AND STANDARDS

The Open Space Plan establishes a classification system that applies to all existing and future park and recreation facilities in the City. The overall Open Space Plan is described on Figure COS-7 and Tables COS-2, 3, and 4. Because much of Mission Viejo developed while under the jurisdiction of the County of Orange, the City's park classification system is based on the County of Orange Master Plan of Local Parks. Specific standards, based on existing parkland, have been developed for each category of park and facility that address the spatial requirements, function, service area, and desired improvements.

The parkland policy for the establishment of future parkland is a minimum of five (5) usable acres of parkland for every 1,000 persons living in the City. Usable parkland acreage must meet the local parks criteria in the City's Development Code. Parkland includes public neighborhood and community parkland that has been dedicated to the City. The City also provides for other open space land consisting of greenbelts, natural open space linkages between public and private parkland, joint school/recreation uses, and trails. Standards for each parkland type are summarized in Table COS-5, along with typical facilities to be provided for each park category.

Mission Viejo is different from many Orange County communities in that the privately-owned parkland in the City contributes greatly to the City's overall recreational picture. The largest privately owned recreational assets are Lake Mission Viejo, Mission Viejo Country Club golf course and Casta del Sol Golf Course. There are also numerous recreational facilities and areas owned and maintained by homeowner associations.

TABLE COS-2
MISSION VIEJO PUBLIC PARKLAND - EXISTING

NO.	PARK NAME	LOCATION	ACREAGE	FACILITIES
MINI PARKS				
1	Aegean Hills Park	Maximus	0.5	Tot-lot, play area
2	Castlewood Park	Castlewood	0.95	Turf
3	Seville Park	Alturas Drive	0.9	Tot-lots
TOTAL MINI PARKS			2.35	
NEIGHBORHOOD PARKS				
4	Aurora Park	Via Guadix/Marguerite	8.9	Basketball, soccer, volleyball, tot-lot, turf
5	Barbadanes Park	Felipe/Barbadanes	7.0	Half court basketball, soccer/ football, tot lot
6	Barcelona Park*	Via Santa Maria/Via Tercero	3.5	Soccer/football, volleyball, tot-lot, turf
7	Birchwood Park	Birchwood & Cedarwood	2.0	Turf, walking trail, picnic tables
8	Camino Largo Park	Camino Largo	6.0	Undeveloped
9	Castille Park	Via Victoria/Via Oviedo	6.0	Volleyball, tot-lot, turf
10	Christopher Park	Via Paraiso	2.7	Basketball, tot-lot, turf
11	Cordova	Nogal/El Retiro	12.7	Baseball, soccer, turf, trail, tot-lot
12	Coronado Park	Las Ondas Dr.	2.2	Volleyball, tot-lot
13	Crucero Park	Camargo/Crucero	5.2	Soccer/baseball, basketball, tot-lot
14	Doria Park	Doria/Aurora	2.5	Volleyball, half court basketball, tot-lot, turf
15	Eastbrook Park	Eastbrook	4.8	Turf, soccer, tot-lot
16	El Dorado Park	Papagayo/Carillo	4.9	Turf, tot-lot
17	Florence Joyner Olympiad Park	Olympiad	22	Baseball, soccer, Olympiad Gardens, Plaza of Champions, turf, tot-lot, picnic
18	Granada Park	Via Grande/Puerta Real	3.8	Baseball, soccer, tot-lot
19	La Mancha Park	La Mancha/Goleta Linda	5.2	Turf
20	Linda Vista Park	Pepita Dr.	3.3	Tot-lot, turf
21	Madrid Fore Park	Ocean/Marino	3.1	Basketball, tot-lot, turf
22	Melinda Park	Melinda/Santa Pola	8.3	Baseball, soccer, turf, tot-lot
23	Minaya Park	Minaya	3.8	Turf, tot-lots
24	Napoli Park*	Ridgemark/Napoli	4.0	Soccer/football, turf
25	O'Neill Park, Marguerite M.	San Doval/San Rogue	3.4	Basketball, tot-lot
26	Pacific Hills Park	Fieldcrest/Baccara	7.8	Basketball , soccer, turf, ,tot-lot
27	Pavion Park*	Pavion	5.0	Soccer, play area, ,tot-lot
28	Pinecrest Park	Santa Margarita/Pinecrest	15.3	Soccer, turf, trails, picnic area
29	Preciados Park	Preciados Dr. West of Marguerite Pkw.	2.0	Tot-lot, turf
30	Spendlove Park, Bart	Po	7.5	Volleyball, soccer, turf, tot-lot
31	Sycamore Park	Charlinda	6.5	Soccer, turf, tot-lot, play area
32	Valyermo Park	Valyermo/Oro Grande	1.9	Baseball, basketball, turf
33	Vista del Lago Park	Marguerite/Vista del Lago	5.0	Baseball, basketball, soccer, turf
TOTAL NEIGHBORHOOD PARKS			176.3	
COMMUNITY PARKS				
34	Alicia Park	Alicia Pkwy./Via Linda	16.7	Softball, volleyball, tot-lot
35	Beebe Park, William M.	24190 Olympiad	9.8	Baseball, soccer/football, skateboard park, tot- lot, play area
36	Curtis Park, Robert A.	24460 Olympiad	7.5	Baseball, soccer/football, half court basketball, volleyball, turf, tot-lot
37	Gilleran Park, James G	24960 Felipe	15.2	Baseball, soccer/football, tot-lot, play area

* Joint Powers Agreement with Capistrano Unified School District or Saddleback Unified School District

CONSERVATION/OPEN SPACE ELEMENT

TABLE COS-2 Continued
MISSION VIEJO PUBLIC PARKLAND - EXISTING

NO.	PARK NAME	LOCATION	ACREAGE	FACILITIES
COMMUNITY PARKS (Continued)				
38	Oso Viejo Park*	Veterans Way	52.14	Baseball, soccer, football, tot-lot, Oso Creek Trail, community center
39	Youth Athletic Park	22556 Olympiad	41.25	Baseball, soccer/football
COMMUNITY PARKS TOTAL			142.59	
RECREATION & COMMUNITY CENTERS				
40	Felipe Tennis Center	27161 Nogal	9.09	Tennis, tot-lot
41	Marguerite Aquatics Ctr.	27474 Casa Del Sol	4.0	Swimming pools, diving pool
42	Marguerite Tennis Center	23840 Marguerite Parkway	4.0	Tennis
43	Montanoso Rec. Center	Montanoso	1.0	Basketball, swimming pools, tennis, fitness
44	Norman P. Murray Com. & Senior Ctr	24932 Veterans Way	0.39	Community and Senior Center
45	Sierra Rec. Center	26887 Recodo	2.0	Swimming pool, tennis, half court basketball
46	World Cup Center	27301 La Paz Road	8.0	Soccer, meeting rooms
RECREATION & COMMUNITY CENTERS TOTAL			28.48	
OPEN SPACE				
47	Abanico Open Space	Abanco, Hidalgo	64.0	Undeveloped open space
48	Colinas Park/Open Space	Trabuco between Via Bahia & Via San Gabriel	15.1	Turf
49	Corsica Open Space	Corsica/Napoli Way	6.9	Undeveloped open space
50	El Retiro Open Space	El Retiro/Eastern border	2.0	Undeveloped open space
51	El Toro Open Space	El Toro Road	175	Aliso Creek Regional Trail, undeveloped open space
52	Flamenco Open Space	Edison Easement/Santa Margarita/Melinda	15.3	Undeveloped open space
53	Ganiza Open Space	Ganiza & Marguerite	9.1	Undeveloped open space
54	Jeronimo Greenbelt	Along Jeronimo Rd	48.0	Walking trials
55	La Paz Open Space	La Paz & Marguerite	29.8	Undeveloped open space
56	Los Alisos Open Space	Los Alisos & Vista del Lago	85.62	Aliso Creek Regional Trail, undeveloped
57	Loyola Park	Los Aliso/Via Noveno	5.0	Undeveloped
58	Melinda Open Space	Melinda/Eastern border	13.1	Undeveloped open space
59	Mojave Open Space	Via Novena/Mojave Lane	34.9	Undeveloped open space
60	Olympiad Open Space	Olympiad/Felipe	182.2	Walking trials
61	Pacific Circle O.S.	Pacific Circle	8.7	Undeveloped open space
62	Pacific Hills Open Space	Pacific Hills/Glenwood	28.1	Undeveloped open space
63	San Gabriel Park/O. S.	Via San Gabriel	12	Undeveloped open space
64	Santa Lucia Park/Open Space	Santa Lucia & Via Santa Rosa	4.6	Undeveloped open space
65	Santa Maria Park/Open Space	Via Santa Maria & Via Fiesta	9.7	Undeveloped open space
66	Wilderness Glen	Los Alisos between Entidad & Trabuco	82.4	Wilderness trials
OPEN SPACE TOTAL			831.52	

O.S. = Open Space

* Joint Powers Agreement with Capistrano Unified School District or Saddleback Unified School District

CONSERVATION/OPEN SPACE ELEMENT

**TABLE COS-3
MISSION VIEJO PRIVATE PARKLAND - EXISTING**

NO.	PARK NAME	LOCATION	ACRES	FACILITIES
COMMUNITY PARKS				
67	Lake Mission Viejo	Lake Mission Viejo	60.0	Water sports, picnic facilities, beach
PRIVATE GOLF COURSES				
68	**Casta del Sol	East of Marguerite, Parkway, so. of Lake MV	62.0	Golf course
69	Mission Viejo Country Club	Oso Parkway and I-5	160.0	Golf course, tennis courts, rec. facilities

** Available to Public

**TABLE COS-4
MISSION VIEJO PUBLIC OPEN SPACE - PROPOSED**

NO.	PARK NAME	LOCATION	ACRES	FACILITIES
COMMUNITY PARKS				
70	Arroyo Trabuco - Sand and Gravel Processing	Avery Parkway - Eastern Terminus	206.0	TBD
OPEN SPACE LINKAGES				
71	Arroyo Trabuco slopes and bluffs	East of Saddleback College	32.71	Trail, access points to O'Neill Regional Park
72	SCE Easements	SCE Utility Easements from northern City boundary to south of Jeronimo Road at the eastern City boundary, and from Interstate 5 to eastern City boundary	114+	Trail
73	Oso Creek/ AT & SF	Oso Creek riparian area east of AT & SF rail line adjacent to Interstate 5	32+	Trail
74	Oso Creek - South of Casta del Sol	Oso Creek open space from Casta del Sol to Oso Viejo Park.	29.6	Trail

TBD = To be Designed

**TABLE COS-5
PARKLAND STANDARDS**

TYPE	SIZE	SERVICE AREA	LOCATION	USUAL FACILITIES AND REMARKS
Mini Park	1 acre or less	Approximately 1/4 mile radius	In highly developed neighborhoods where neighborhood parkland is unavailable and there are no other services.	Children's play area, landscaping, picnicking, sports.
Neighborhood Park	Up to 20 acres	Approximately 1/2 mile radius	Preferably adjoining an elementary school near the center of a neighborhood unit.	Play areas, multi-purpose courts, tennis courts, picnic areas, open turf area, ball fields, on-site or off-site parking as appropriate.
Community Park	15 to 50 acres	Approximately 1 to 3 miles radius	At or near the intersection of major or secondary thoroughfares near center of service area.	Ball fields, court sports, and other active athletic areas, children's play area, on-site parking, restrooms and picnic areas.
Open Space Linkages	No size constraints	Varies	Along easements, flood-plains, steep slopes, greenbelts.	Pedestrian and bicycle paths, natural open space. Generally linear in shape.
Regional Park	No size constraints	Regional	Within 1 to 3 hours travel time from urban populated areas. O'Neill Regional Park.	Hiking, camping and picnic facilities.
Joint-Use with Schools	5 to 7 acres	Approximately 1/2 mile radius	Park space adjacent to or within a public school site.	Playground, grass, ball fields and multi-purpose courts.
Special Use	No size constraint	Varies	Within floodplain, adjacent to major arterial, private community facilities.	Private country club, golf course, sometimes privately owned land.

The following is a breakdown of the parkland classification system in Mission Viejo. Parkland is categorized into mini-parks, neighborhood parks, community parks, open space linkages, regional parks, joint-use schools, and trails.

Mini-Parks

Mini-parks are small, passive local parks, generally less than one acre in size. Most mini-parks are established in higher density areas as a substitute for backyards. Size and location are usually determined by the availability of vacant land. These parks may serve any age group, depending on the characteristics of the neighborhood. They usually feature play apparatus, a paved area for wheeled toys, benches, and landscape treatment. They may also feature children's play areas, quiet game areas, and some sports activities such as multi-purpose courts, if space allows. Some mini-parks are natural areas with minimal improvements (e.g., benches) which safeguard identified archaeological/ paleontological sites or other natural resources, or serve as viewpoints. Mission Viejo, due to its suburban nature and relatively low density, has established few mini-parks within its overall park system. As the City approaches build-out, it becomes more important to take advantage of opportunities available to the City for the establishment of park space. For example, mini-parks could be established in areas that lack conveniently accessible parkland.

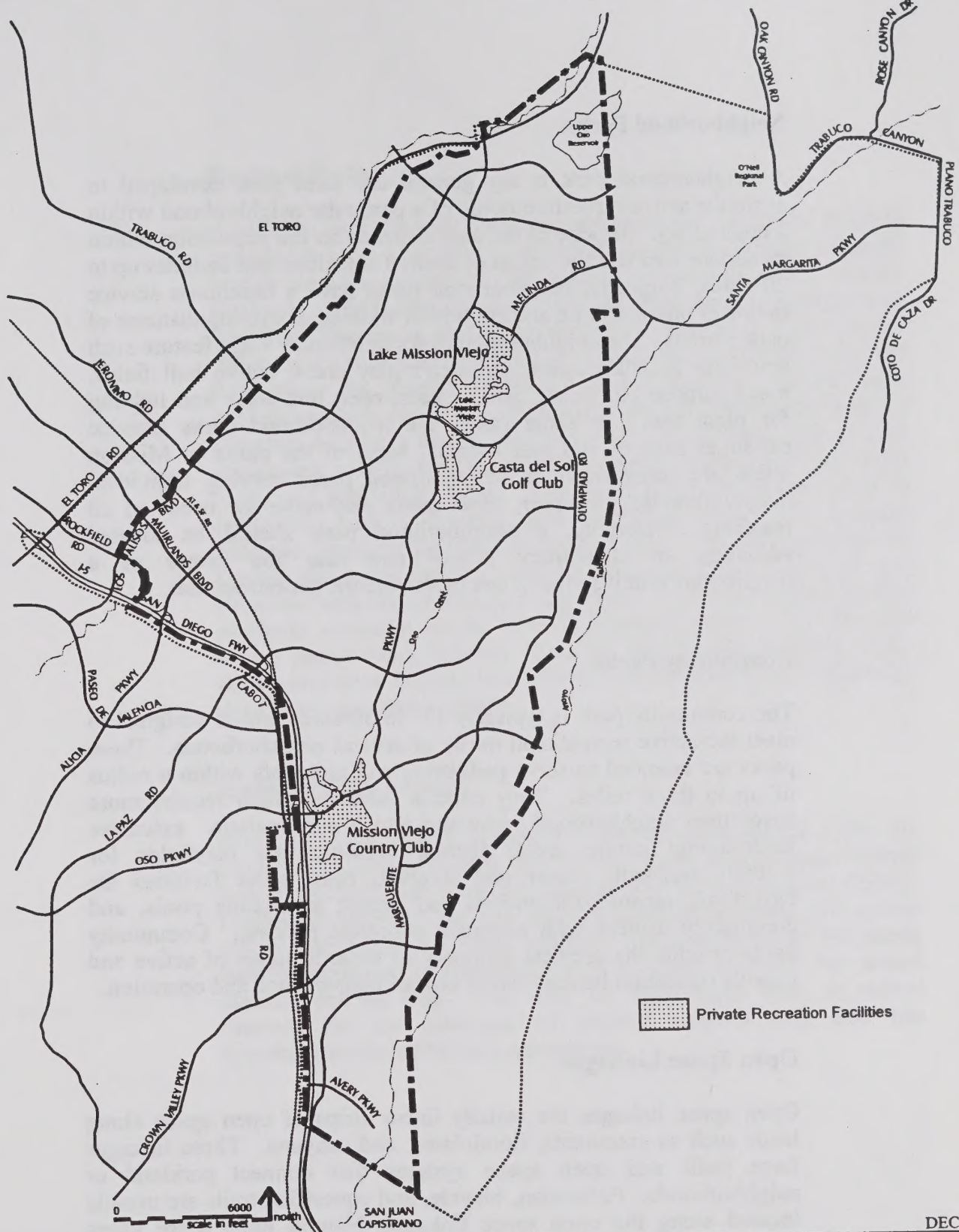


Figure COS-5
Private Recreation Facilities

Neighborhood Parks

A neighborhood park is any general use local park developed to serve the active recreation needs of a particular neighborhood within a community. The size of the park depends on the population within its service area and the extent of desired amenities, but includes up to 20 acres. Typically, neighborhood parks have a maximum service radius of one-half mile and are within walking or cycling distance of park patrons. The neighborhood parks in Mission Viejo feature such amenities as landscaping, children's play areas, active ball fields, multi-purpose playfields, game courts, open turf areas and lighting for night use. In some cases, the neighborhood parks provide off-street parking and rest rooms. Most of the parks in Mission Viejo are categorized as neighborhood parks serving individual neighborhoods. However, these parks also serve the needs of all residents. Preferably, a neighborhood park should be located adjoining an elementary school and near the center of a neighborhood unit so that it can best serve the pedestrian user.

Community Parks

The community park is typically 15- to 50-acres and is designed to meet the active recreational needs of several neighborhoods. These parks are intended to serve pedestrian and motorists within a radius of up to three miles. They contain facilities which require more space than neighborhood parks and which may include: extensive landscaping; nature areas; lighted multi-purpose playfields for softball, baseball, soccer and football; court sport facilities for basketball, racquetball/handball and tennis; swimming pools; and community centers with adequate off-street parking. Community parks provide the greatest economy of scale in terms of active and passive recreation benefit versus cost of maintenance and operation.

Open Space Linkages

Open space linkages are usually linear strips of open space along lands such as easements, floodplains, and canyons. These linkages form trails and open space systems that connect parkland or neighborhoods. Pedestrian, bicycle, and equestrian trails are usually located along the open space linkages. Natural open space along hilltops, within canyons, or along riparian corridors form excellent linkages to other open space. These linkages include undeveloped open space and several small linear parks throughout the City.

Regional Parks

A regional park does not have any particular size standard. Each is intended to serve a regional population and usually contains a special feature that the county or city wishes to preserve. No specific standards apply to this parkland category other than a recognition of its unique function in preserving significant natural ecological areas.

Mission Viejo is directly adjacent to the County's O'Neill Regional Park along the Arroyo Trabuco. This 2,400-acre regional park provides passive and active open space for the region consisting of camping facilities, picnic facilities, wilderness areas, playground equipment, a softball field, a nature center, hiking and equestrian trails, and parking facilities. The trails along the Trabuco Creek potentially form a regional trail extending from the Cleveland National Forest to the Pacific Ocean. The Trabuco Creek travels through the southeastern portion of Mission Viejo. The City may cooperate with the County and other cities in exploring the potential southerly extension of the O'Neill Regional Park. Five potential access points from Mission Viejo to the O'Neill Regional Park, shown on Figure COS-6, will help to link the City to this regionally significant open space system.

Joint-Use With Schools

Mission Viejo has established joint-use agreements with the Capistrano Unified School District, the Saddleback Valley Unified School District, and the South Orange County Community College District to share in the use and maintenance of park and school playground facilities. These joint-use agreements allow for jointly funded recreation programming to take place between the school districts and the City. The City has agreements with the school districts for the joint-use of several schools and also has opportunities for additional agreements.

The Saddleback Valley Unified School District has fifteen schools in Mission Viejo including three high schools, two intermediate schools, nine elementary schools and one special facility for the handicapped. The Capistrano Unified School District has six elementary schools, one high school, and one intermediate school in Mission Viejo. The South Orange County Community College District contains Saddleback College. The recreational facilities available at these schools include ballfields, courts, tot lots, and multipurpose rooms.

Trails

The City has established local trails throughout the City and has participated in the County's Master Plan of Regional Riding and Hiking Trails General Plan component. The City has adopted portions of the County's Trail Dimension Criteria in the County Master Plan of Regional Riding and Hiking Trails which establishes standards for trail development.

Local trails consist of the Southern California Edison Easements, the Wilderness Glen trail, the Oso Creek trail and the Jeronimo greenbelt. These trails connect parkland and other open space features. There are also popular walking trails around and above Lake Mission Viejo. Two regional off-road trails traverse the City: the Aliso Creek Trail, which presently commences at Cook's Corner near the Cleveland National Forest and terminates at Niguel Road, at which point the trail joins on/off-road trails that lead to the Pacific Ocean. The Arroyo Trabuco Trail potentially commences in Trabuco Canyon at the Cleveland National Forest boundary, extends southwesterly along Arroyo Trabuco, and joins the San Juan Creek Trail to terminate near Doheny State Beach.

FUTURE PARK SITE SELECTION STANDARDS

The City's Local Park Code (Chapter 9.85 of the Subdivision Code) was adopted pursuant to Section 66477 of the Government Code of the State of California. With this authorization from the State, the City may require the dedication of land or the payment of fees in lieu thereof, or a combination of both, for park and recreational purposes as a condition to the approval for a final tract map or parcel. The formula for park land dedication is five (5) net, usable acres of parkland per 1,000 residents resulting from a new residential subdivision map or tract. The City has the option of accepting a fee

in lieu of the land dedication which correlates to the value of the would be parkland. The standards identified in Table COS-5 and in the following text, should be utilized in selecting sites for parks and should serve as guidelines governing the acceptance of land dedicated to satisfy the provisions of the City's Local Park Code.

Future park development will focus on expanding and improving existing parks as well as obtaining easements and property for trails.

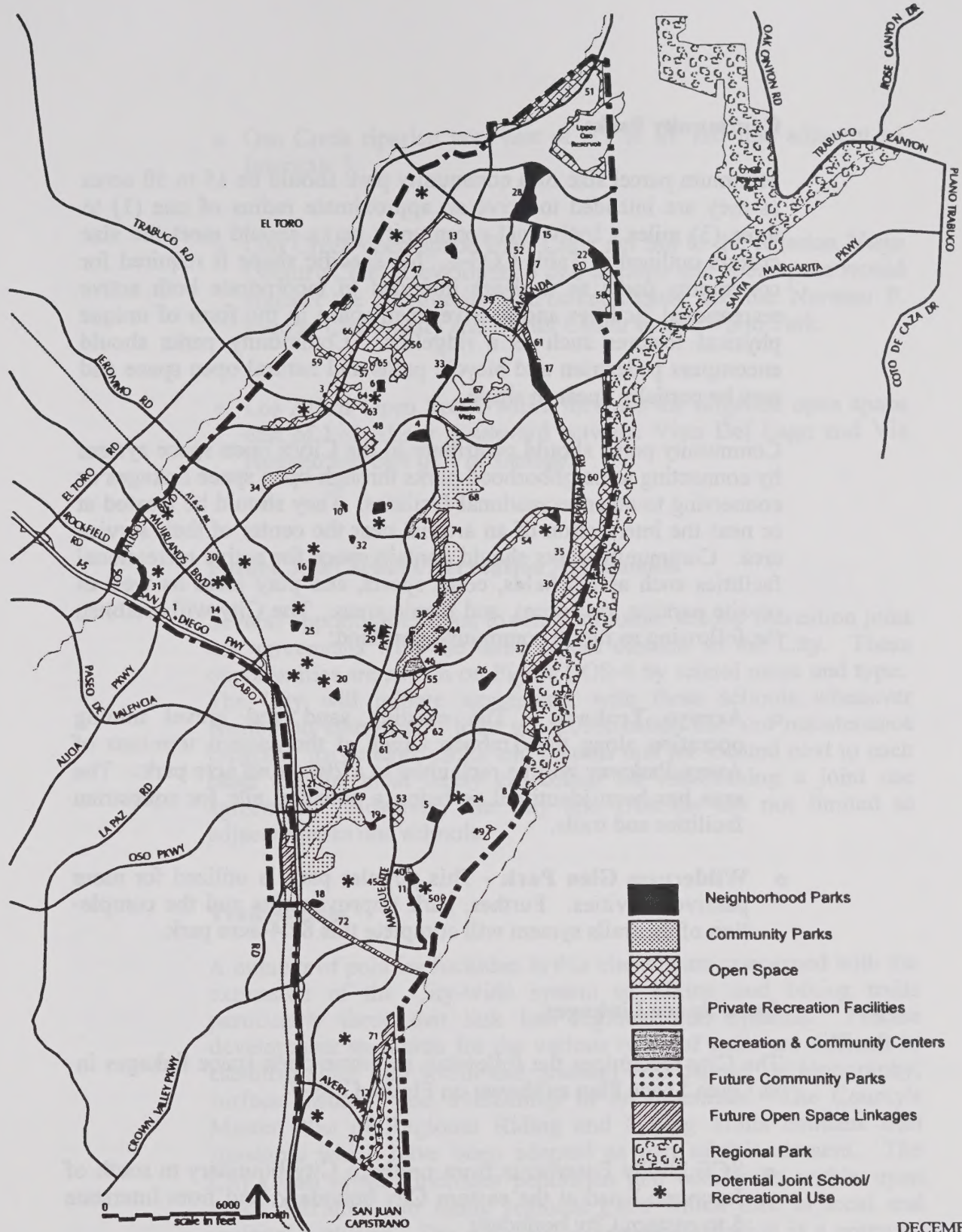
Figure COS-6 illustrates the open space opportunities that exist within Mission Viejo. These opportunities, combined with the City's existing recreational setting, define the City's overall Open Space Plan. The opportunities for additional open space and recreation in the City relate to the linkage of existing parkland to establish an open space system. The Mission Viejo Open Space Plan is shown in Figure COS-7. The completion of the City's Open Space Plan will involve the acquisition and development of new parkland based on the objectives discussed below.

Neighborhood Parks

Many of the facilities located within neighborhood parks are associated with active recreation. All neighborhood parks should contain some area for active recreation depending on the size of the park.

Neighborhood parks should have a minimum parcel size of two (2) acres. Size criteria should conform to the City's standards listed in Table COS-5. The park site should contain consolidated parcels with appropriate area devoted to active recreation such as ball fields, court sports, tot lots, picnic facilities, swimming pools, community buildings, and on-site parking.

Neighborhood parks should be located near the center of a neighborhood unit and, if possible, adjoining an elementary school. Easy access should be provided to pedestrians, bicyclists, and maintenance and public safety vehicles. The neighborhood park should serve an area approximately within a 1/2 mile radius. However, these parks also serve the needs of all residents. A neighborhood park should not be separated from its user population by major highways, railroads, or untraversable obstacles. A neighborhood park should be situated adjacent to or near greenbelts, open space linkages, or other community open space/recreation facilities to facilitate an open space system throughout the City.



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Figure COS-7
Open Space Plan

Community Parks

Minimum parcel size of a community park should be 15 to 50 acres as they are intended to serve an approximate radius of one (1) to three (3) miles. Individual community parks should meet the size criteria outlined in Table COS-5. No specific shape is required for community parks as they are intended to incorporate both active recreational facilities and passive open space in the form of unique physical features such as a ridgeline. Community parks should encompass pedestrian and bicycle paths and natural open space and may be partially linear in shape.

Community parks should contribute to the City's open space system by connecting to neighborhood parks through open space linkages or connecting to other recreational facilities. They should be located at or near the intersection of an arterial near the center of their service area. Community parks should contain space for active recreational facilities such as ballfields, court sports, and play areas as well as on-site parking, restrooms, and picnic areas. The City will establish the following as future community parkland:

- o **Arroyo Trabuco** - The existing sand and gravel mining operation along the Trabuco Creek at the eastern terminus of Avery Parkway will be reclaimed to a 206-gross acre park.. The area has been identified as being a potential site for equestrian facilities and trails.
- o **Wilderness Glen Park** - This popular park is utilized for more passive activities. Further, park improvements and the completion of the trails system will complete this 82.4-acre park.

Open Space Linkages

The City recognizes the following as future open space linkages in its Open Space Plan as shown on Figure COS-7:

- o SCE Utility Easements from northern City boundary to south of Jeronimo Road at the eastern City boundary, and from Interstate 5 to eastern City boundary
- o The slopes which form the westerly side of the Arroyo Trabuco

- o Oso Creek riparian area east of AT & SF rail line adjacent to Interstate 5
- o Oso Creek open space from Casta del Sol to the Mission Viejo Country Club. Developing a trail through this open space would connect the Marguerite Recreation Center and the Norman P. Murray Community and Senior Center at Oso Viejo Park.
- o Los Alisos Open Space which includes the ridgeline open space east of Los Alisos Boulevard between Vista Del Lago and Via Noveno and east of Via Santiago

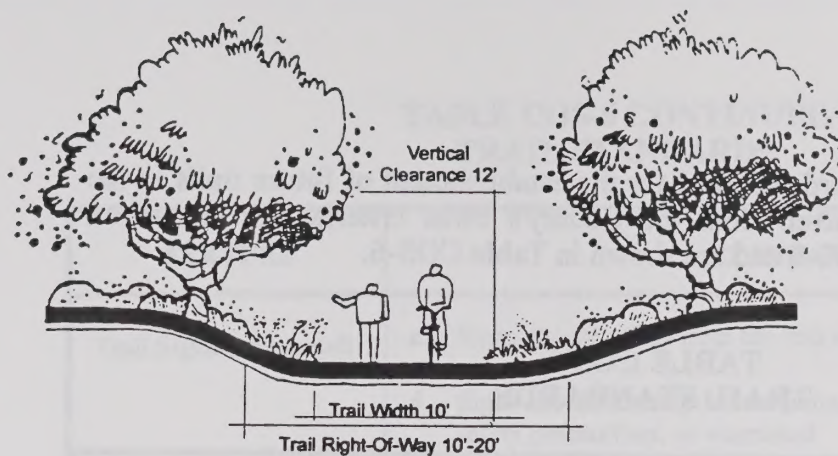
Future Joint School/Recreation Agreements

Several opportunities exist to establish future school/ recreation joint use agreements with the three school districts in the City. These opportunities are shown on Figure COS-6 by school name and type. The City will initiate agreements with these schools whenever feasible to enter into a joint school/recreation use and maintenance program. In general, parks and schools that are located next to each other are the most likely candidates for establishing a joint use agreement. However, the City and Districts are not limited to adjacent parks and schools.

Trail System

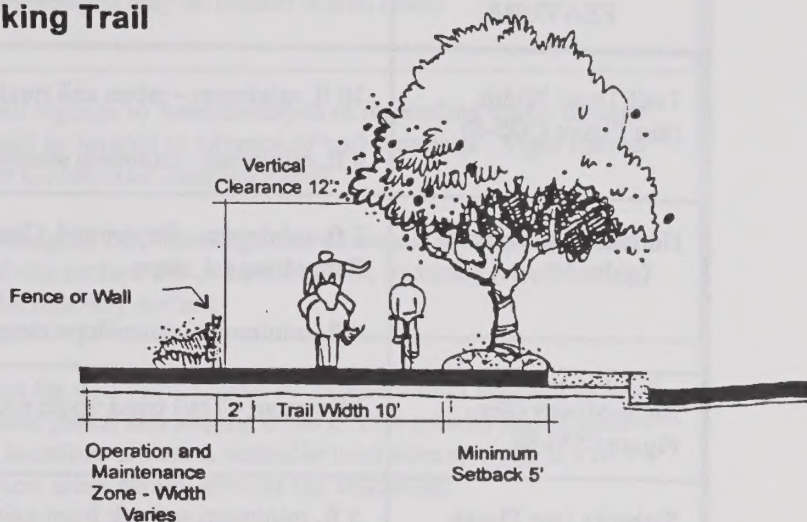
A number of policies included in this element are concerned with the expansion of the City-wide system of hiking and biking trails particularly those that link into regional trail systems. Precise development standards for the various types of trails are difficult to establish since trail width and gradient will depend on topography, surface features, and availability of an easement. The County's Master Plan of Regional Riding and Hiking Trails contains trail standards which have been adopted as part of this element. The City's trail system includes pedestrian and bike trails within open space corridors and along regional trails which link to local and regional parkland. The old sand and gravel operation is a potential site for equestrian facilities. The bike ways located along the City's street system is addressed in the City's Circulation Element. The five major trail corridors to be completed, enhanced, and expanded are shown on Figure COS-6 and are as follows:

- *Completion of Arroyo Trabuco Trail coordination with County* - The County-designated regional Arroyo Trabuco Trail connects the Cleveland National Forest to the Pacific Ocean. A portion of this corridor travels through southeastern Mission Viejo along the Trabuco Creek. The City will cooperate with the County, landowners and other communities to complete and enhance this trail and develop linkages from this trail to other recreation and open space features in the City.
- *Enhancement of Aliso Creek Trail* - The County-designated Aliso Creek Trail also connects the Cleveland National Forest to the Pacific Ocean. This trail travels along the northeastern City boundary. Linkages will be established and enhanced between this trail and Oso Creek Trail.
- *Completion of Wilderness Glen Trail* - Local segments along the Wilderness Glen trail will be completed and will be connected to the open space system and to directions to the nearby Aliso Creek Trail will be provided on site.
- *Completion of Naciente Trail* - The Naciente Ridge runs along the the City's eastern boundary and provides an opportunity for the public to enjoy a view of the City to the west and the Arroyo Trabuco to the east. Portions of the trail are completed; however, there are possibilities of extending the existing trail to the City parks located along Felipe Road and Marguerite Parkway. Access to O'Neill Regional Park via this trail may be provided subject to County approval.
- *Enhancement of Oso Creek Trail* - This local trail travels from Marguerite Parkway, along the Oso Creek and the Jeronimo Greenbelt, connecting to the SCE Easement. The Oso Creek Bicycle Trail Feasibility Report identifies means of connecting the existing Class II bicycle trail along Camino Capistrano in Laguna Niguel with the Aliso Creek Trail in north Mission Viejo, thereby providing a new north-south linkage for cyclists. In addition, connectors could be provided from the Oso Creek Trail to the Marguerite Recreation Center and the Arroyo Trabuco Trail in O'Neill Park. During development review, opportunities for extending the Oso Creek Trail should be considered even if the alignment was not analyzed in the Oso Creek Bicycle Trail Feasibility Report.

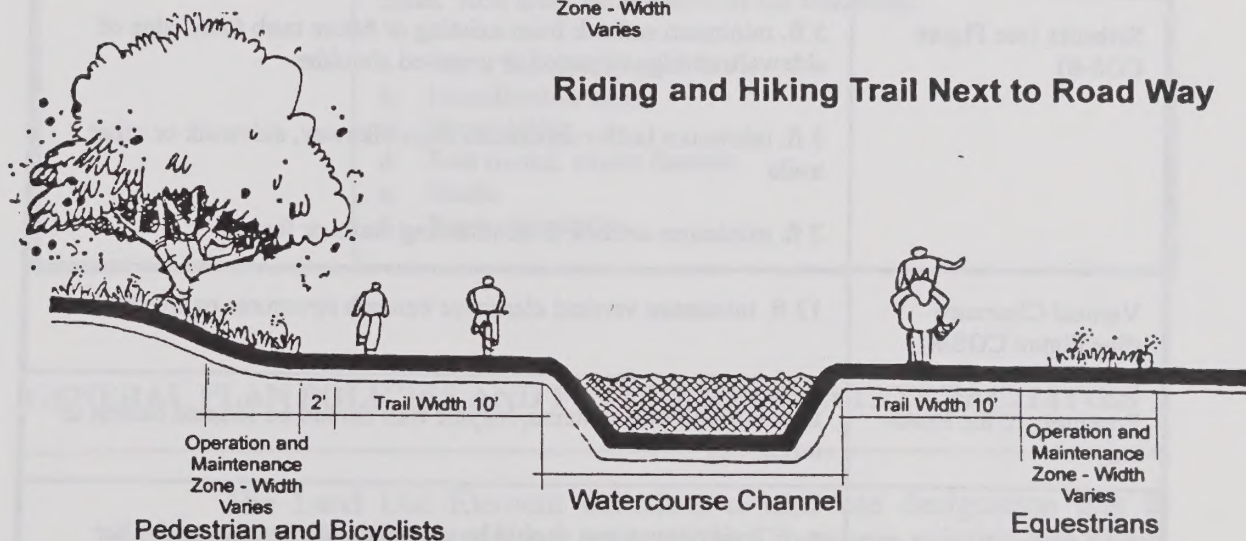


General Riding and Hiking Trail

Note: Reduced trail widths may be necessary in some areas due to topographic constraints, available right-of-way or other limitation. Modified from the County of Orange Master Plan of Regional Riding and Hiking Trails. Trial cross-sections are conceptual. Specific trail standards are described in the City's Master Park Plan



Riding and Hiking Trail Next to Road Way



Trail Adjacent to Watercourse Channel

DECEMBER 6, 1999



Figure COS-8
Trail Standards

The standards adopted for the establishment of future trails in the City, as taken from the County's trails criteria, are shown on Figure COS-8 and are shown in Table COS-6.

**TABLE COS-6
TRAIL STANDARDS**

FEATURE	STANDARD
Trail Tread Width (See Figure COS-8)	10 ft. minimum - urban and rural standard 4 ft. minimum - mountain standard
Horizontal Clearance	2 ft. minimum - flat ground, Clearance: upslope and downslope flatter than 4:1 slope 4 ft. minimum - downslope steeper than 4:1 slope
Right-of-way (See Figure COS-8)	Minimum - Trail tread width plus appropriate horizontal clearances
Setbacks (see Figure COS-8)	5 ft. minimum setback from existing or future curb face, edge of sidewalk or edge of paved or unpaved shoulder 5 ft. minimum buffer separation from bikeway, sidewalk or other trails 2 ft. minimum setback from retaining walls or fences
Vertical Clearance (See Figure COS-8)	12 ft. minimum vertical clearance beneath structures or tree limbs
Proximity to the Roadway	In combined trail systems, bicycle trail should be located closest to a roadway
Trail Signs	a. Trail name signs should be placed at entry points and other points where trail identification is needed b. Directional signs should be placed, as appropriate, to clarify trail destination and direction to trail users

**TABLE COS-6 CONTINUED
TRAIL STANDARDS**

FEATURE	STANDARD
Trail Signs (continued)	c. Signs should offset from the trail edge a minimum of 2 ft. d. Signs should identify hazard points, clearance requirements or safety precautions, as warranted e. Mileage signs may be located at trail heads
Roadway Treatments	a. Street signage to warn motorists of impending trail crossings should be located in advance of trail crossings. Signs should meet County and State standards. b. Marking for trail crossings should consist of striping on the roadway surface and, where feasible, texturing (sandblasting) of the roadway surface
Rest Areas	Rest areas for trail users should be located within regional or local parks, State parks, and staging areas as first priority and at other feasible locations to seek a desirable minimum spacing of 3 to 5 miles. Rest areas should provide the following: a. Water for hikers and riders b. Identification signs c. Picnic tables d. Rest rooms, where feasible e. Shade f. Trash receptacles

GENERAL PLAN POLICIES AND FUTURE RECREATION FACILITIES

The Land Use Element describes a land use designation that is applicable for identifying areas of the City where existing and future parks, trails, and other recreational facilities are or may be located. Other sites adjacent to these designated areas may be purchased or acquired as development exactions for more intensive recreational uses when land is made available. Figure COS-7 includes those areas designated on the Land Use Plan Map for recreation and open

space purposes which are to be preserved as such.

Public Safety Element



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INTRODUCTION TO THE PUBLIC SAFETY ELEMENT

The Public Safety Element is one of the most important components of the City's General Plan in that it is directly concerned with reducing the loss of life, injury, and property damage that might result from a disaster or accident.

PURPOSE OF THE PUBLIC SAFETY ELEMENT

This Element identifies goals and policies that will minimize the risks associated with natural and man-made hazards. In addition, the Element identifies the appropriate actions that are needed to respond to a crisis and ways that hazards can be avoided through prudent planning. Much of the background information necessary to formulate goals and policies is included in the Public Safety Element Technical Report and the Master Environmental Assessment (MEA). These reports identify the major hazards that might affect the City as well as the resources that are currently available to respond in the event of an emergency.

This Public Safety Element meets Section 65302(g) of the California Government Code which requires a safety element for the protection of the community from any unreasonable risks associated with the effects of local hazards.

RELATED PLANS AND PROGRAMS

This Element, is closely related to the goals, policies, and programs policies, and programs outlined in the other General Plan elements. The Land Use Element, for example, contains land use policies to ensure that development does not occur in areas that may be subject to flooding, landslides, wildland fires, or other hazards. The efficiency of roadways in moving large numbers of people, a major focus of the Circulation Element, is even more important during emergency situations. The docu-

ment that relates most to the Public Safety Element is the City's Emergency Operations Plan.

Emergency Operations Plan (EOP)

All California cities are required to prepare an emergency plan to address the jurisdiction's planned response in the event of emergency situations associated with natural disasters, technological incidents, and nuclear defense operations. Mission Viejo's Emergency Operations Plan (EOP) does not apply to day-to-day emergencies or the established departmental procedures used to cope with such incidents. Rather, the EOP's focus is on the operational concepts and response procedures relative to large-scale disasters. Directives concerning the preparation of the EOP have been provided by the Governor's Office of Emergency Services. The policies and measures indicated in this Public Safety Element are designed as supplements to the specific procedures contained in the City's EOP for emergency responses.

Other plans related to public safety include the County's Safety Element of their General Plan which describes regional hazards and County procedures for emergency responses. The County's Hazardous Waste Management Plan also is referenced within this Element as it relates to the transportation and use of hazardous materials in Mission Viejo and the state and local policies for control of these materials.

SCOPE AND CONTENT OF THE ELEMENT

This Element is comprised of two additional sections: Public Safety Goals and Policies and a Safety Plan. The former contains goals and policies specifically concerned with minimizing risk through the adoption of policies that emphasize emergency preparedness and prudent land use planning. The Safety Plan builds upon the assessment of local hazards contained in the City's Master Environmental Assessment and the Public Safety Element Technical Report and identifies appropriate standards that are needed to ensure that adequate levels of emergency services are provided.

PUBLIC SAFETY ELEMENT GOALS AND POLICIES

The goals and policies contained in this element focus on reducing the risk associated with hazards where mitigation is possible and developing strategies that will be effective in the event of a disaster or accident. The following goals and policies are generally grouped into a number of major issue areas ranging from hazards mitigation through proper land use planning to addressing problems related to the manufacture, storage, transport, and disposal of hazardous materials and wastes.

There is an important relationship between land use planning and the reduction of potential hazards. Certain considerations need to be given when development is proposed in areas subject to environmental constraints that could result in loss of life, personal injury, or property damage. In addition, physical design controls provide protection against a number of potential hazards. Policies related to building design and site planning provide a basis for the development of specific guidelines and regulations that are effective in reducing the damaging effects of natural and man-made disasters.

PROTECT COMMUNITY FROM GEOLOGIC HAZARDS

As part of the City's mandate to protect the public health and safety, it must ensure that new development is constructed on lands that are geologically safe or that have been properly prepared for development. As build-out of the General Plan approaches, development is restricted to lands that may be physically constrained. Mission Viejo's location within a seismically active region requires that potentially developable lands are stable and that geotechnical requirements are met.

GOAL 1: Protect the community from hazards associated with geologic formations.

Policy 1.1: Require soil and geotechnical reports for new developments, both residential and commercial. Areas that contain potentially hazardous geologic/soils conditions development shall require detailed geotechnical studies and mitigation

measures that reduce the identified risks prior to the approval of development.

Policy 1.2: Monitor known and potential geologic hazards in the City through periodic updates to the City's Master Environmental Assessment and Emergency Operations Plan.

Policy 1.3: Coordinate with the County of Orange and surrounding jurisdictions to reduce geologic hazard conditions.

REDUCE THE RISK OF SEISMIC HAZARD

Because Mission Viejo is located in a seismically-active region, the City is aware of the need to cooperate with local and state agencies to reduce the risk of seismic hazards to its inhabitants. Building standards and construction techniques can be implemented to reduce the risk of damage from seismic events. Maintenance of public facilities is necessary to reduce the risk of hazards involving a major structure, such as a dam failure, as a result of a seismic event. The following goal and policies have been adopted by the City to help reduce risks to its inhabitants from seismic hazards:

GOAL 2: Reduce the risk of seismic hazards.

Policy 2.1: Standards for grading and construction shall be established and followed to mitigate the potential for seismic hazards.

Policy 2.2: Support continued State inspection of the Upper Oso Reservoir dam, El Toro Reservoir dam and Lake Mission Viejo dam to reduce risk of dam failure as a result of seismic event.

Policy 2.3: Coordinate with the County of Orange, Caltrans and surrounding jurisdictions to reduce seismic hazard conditions and preparing for seismic event conditions.

Policy 2.4: Coordinate with Caltrans and the County of Orange to ensure that any seismic hazards associated with bridges are identified and corrected.

Policy 2.5: Ensure that critical facilities, such as hospitals and schools, are not located across active/potentially active faults.

Policy 2.6: Develop and adopt operational guidelines and design standards, consistent with Public Utility Commission limitations, for subsurface transmission lines including natural gas, petroleum, water, and wastewater which minimizes potential environmental damage resulting from operational failure due to natural or man-made catastrophes.

PROTECT COMMUNITY FROM FLOOD HAZARDS

Four water courses exist through parts of the City. Land uses that exist in or adjacent to these floodplains may become threatened in the case of a 100-year flood event. Areas subject to flooding should contain only those land uses that are compatible with potential flooding conditions. Structures within flood-prone areas should be protected from flooding events.

GOAL 3: Protect the City's inhabitants from risk associated with flood hazards.

Policy 3.1: Maintain appropriate land use designations for areas subject to flooding.

Policy 3.2: Identify flood hazard areas and implement a system of protective controls.

Policy 3.3: Work with the Federal Emergency Management Agency and the County of Orange in reducing community risk due to flooding.

Policy 3.4: Prohibit development and grading or filling in floodplain except that required for public roadways, necessary water supply projects, flood control projects, recreational uses or where the primary function is improvement of fish and wildlife habitat.

Policy 3.5: Prepare and maintain a master drainage plan.

Policy 3.6: Coordinate the City's Master Drainage Plan with the City of San Juan Capistrano.

Policy 3.7: Priority shall be given to less intrusive, environmentally compatible flood control projects over extensive man-made controls.

DEVELOP A DISASTER PREPAREDNESS PLAN

A major earthquake, flood, fire, or other type of disaster can have devastating consequences on a community that is ill-prepared for such a catastrophe. While emergency preparedness cannot always prevent a disaster from occurring, the loss of life, injury, and property damage can be substantially reduced in most instances. Most experts agree that the effects of a major disaster can be significantly reduced if persons are familiar with the appropriate actions to take in the event of a major disaster or crisis. The importance of emergency preparedness in the City is underscored by the following goal and supporting policies.

GOAL 4: Develop and maintain a disaster preparedness plan.

Policy 4.1: The City's Emergency Operations Plan (EOP) shall serve as the City's disaster preparedness plan which shall identify all resources and funds (City, County, State and Federal) available for use in the event of a natural or man-made disaster.

Policy 4.2: Establish implementing actions or programs under the Plan, such as rescue efforts, medical efforts, emergency shelter and provisions, communications, evacuation, and economic recovery.

Policy 4.3: Establish procedures for requesting emergency funds from State and Federal sources.

Policy 4.4: Establish a City disaster fund containing monies available for emergency shelter and other disaster-related relief efforts.

PROTECT CITY INHABITANTS FROM HAZARDOUS MATERIALS EXPOSURE

The handling and storage of hazardous materials, both household and industrial, has become a daily occurrence within urban areas. Households and commercial and industrial establishments throughout Mission Viejo store and/or use hazardous materials in some capacity. The County of Orange is required to prepare and implement a hazardous Waste Management Plan which encompasses a countywide program to reduce the risks associat-

ed with the release of hazardous materials or the storage of hazardous wastes. The associated hazardous materials issues include accidental spillage of wastes, the transportation of wastes through populated areas, and disposal of wastes in a safe manner.

The City will cooperate with the County's management plan to protect the City's inhabitants from exposure to hazardous materials and wastes.

GOAL 5: Protect the City's inhabitants from exposure to hazardous materials and wastes.

Policy 5.1: Cooperate with the County in preparation and implementation of its Hazardous Waste Management Plan.

Policy 5.2: Cooperate with railroad operations to ensure that hazardous materials transported by rail do not pose a threat to life or property.

Policy 5.3: Land uses involving the production, storage, transportation, handling, or disposal of hazardous materials shall be located a safe distance from other land uses that may be adversely affected by such activities.

Policy 5.4: Establish transportation routes for the conveyance of hazardous materials.

GOAL 6: Protect the City's inhabitants from risk associated with fires.

Policy 6.1: Work closely with the County of Orange to establish an education program regarding wildland fire hazards.

Policy 6.2: Establish requirements for fire-resistant building materials for areas subject to wildland fire hazards.

Policy 6.3: Establish a program to provide notice to all residents located near wildland fire hazard areas.

Policy 6.4: Establish and maintain mutual aid agreements with the County of Orange and surrounding cities for fire protection.

Policy 6.5: Work closely with the Orange County Fire Department to establish and maintain a Wildfire Defense Planning and

Weed Abatement Program to reduce the danger of vegetation fires in or adjacent to the City.

Policy 6.6: Work closely with the Orange County Fire Department to adopt and enforce the most current edition of the Uniform Fire Codes.

Policy 6.7: Establish a vegetation management program in brush areas.

RELATED GOALS AND POLICIES

Goals and policies contained in the other elements are also important in addressing public safety issues. A number of goals and policies contained in the Conservation and Open Space Element are concerned with development restrictions in areas subject to environmental constraints that might affect both persons and property. The Housing Element also contains policies that underscore the importance of ensuring that housing is both safe and decent. Other elements containing policies that serve to support the aims expressed in this Element are identified in Table PS-1: Public Safety Policies by Element.

**TABLE PS-1
PUBLIC SAFETY POLICIES BY ELEMENT**

ISSUE AREA	POLICIES BY ELEMENT							
	Land Use	Housing	Circulation	Conservation/Open Space	Noise	Public Facilities	Economic Developmt.	Growth Managemt.
Protect community from geologic hazards	2.8, 2.9, 4.1-4.3	2.4, 4.2		3.1, 3.4		1.1, 1.2		
Reduce the risk of seismic hazards	2.8, 2.9, 4.1-4.3	2.4				1.1, 1.2		
Protect community from flood hazards	2.8, 2.9, 4.1-4.3	2.4		3.4		1.1, 1.2, 3.4, 6.1-6.3		
Develop disaster preparedness plan		4.1	1.1-1.13, 4.1-4.7, 5.4			1.1, 1.2		
Protect community from fire hazards	2.8, 2.9, 4.1-4.3	2.4		3.4		1.1, 1.2		

THE PUBLIC SAFETY PLAN

This section of the Public Safety Element includes an assessment and discussion of emergency preparedness planning needed both to provide everyday safety and emergency services, and to respond to major disasters. This section serves as a supplement to the City's Emergency Operations Plan (EOP) which identifies appropriate actions to be taken by City staff in response to an emergency. In addition, the Plan identifies standards needed to ensure that an adequate level of emergency service is provided in the future.

INTRODUCTION AND SCOPE OF PLAN

A broad variety of public safety services is provided by several public agencies. Most significant are fire response and safety as provided by the County Fire Department and law enforcement services by the County Sheriff. Other City departments provide day-to-day services related to public safety. The Public Works Department is responsible for the maintenance of streets, flood control, and some aspects of public safety. The Public Works Director also acts as the City Public Health Coordinator during major disasters and is responsible for guiding the construction and engineering of disaster response and recovery operations.

The City Building Department is responsible for the enforcement of construction codes for safety. Other agencies involved in public safety services which have jurisdiction or public safety services within the City include the California Highway Patrol, the State/National Guard, and the County Health Department and its branches. Service from these outside agencies should continue to be available, somewhat independent of the City's planned development and control. Therefore, the following sections concentrate primarily on services provided by the County Fire Department or County Sheriff.

An earthquake, or even a more localized incident such as a chemical spill, may force the evacuation of thousands of people. Thousands of others may require emergency shelter and medical treatment. The Emergency Response and Action section of this

Element identifies emergency evacuation routes and emergency shelters.

An emergency preparedness strategy will assist existing efforts by public officials in improving public readiness. The emergency operations procedures described in the City's EOP outline the responsibilities of City and contract County personnel in the event of disaster. As indicated, this information serves as a basis for future emergency preparedness planning in the City.

Emergency planning and preparedness, as considered in this Element, consist of three main components:

1. Potential public safety hazard areas and assessment;
2. Hazards mitigation; and
3. Emergency response and action.

Potential natural and man-made hazards have been identified in the Risk of Upset Section of the Master Environmental Assessment (MEA). The MEA contains supporting data and background material needed to assess the level of risk in the City. Hazards mitigation is accomplished by a number of goals and policies contained in the Element which reduce the likelihood of environmental upset or the damaging effects that might result from a disaster or accident.

POTENTIAL PUBLIC SAFETY HAZARD AREAS AND ASSESSMENT

Mission Viejo is recently developed and structures were built under modern building codes using current construction techniques to minimize damage resulting from seismic shaking. Structures in the City meet local, County, and state construction codes and should withstand the level of shaking experienced in the area. Developments were planned and built under County of Orange jurisdiction in accordance with modern planning techniques to avoid placement of structures in potentially hazardous areas such as land subject to landslides and flooding.

Figure PS-1 indicates the location of the potential hazardous areas in the City that could pose a public safety threat. Hazardous areas include those areas that may be threatened by flooding, fire, explosion from a major railroad accident or gas

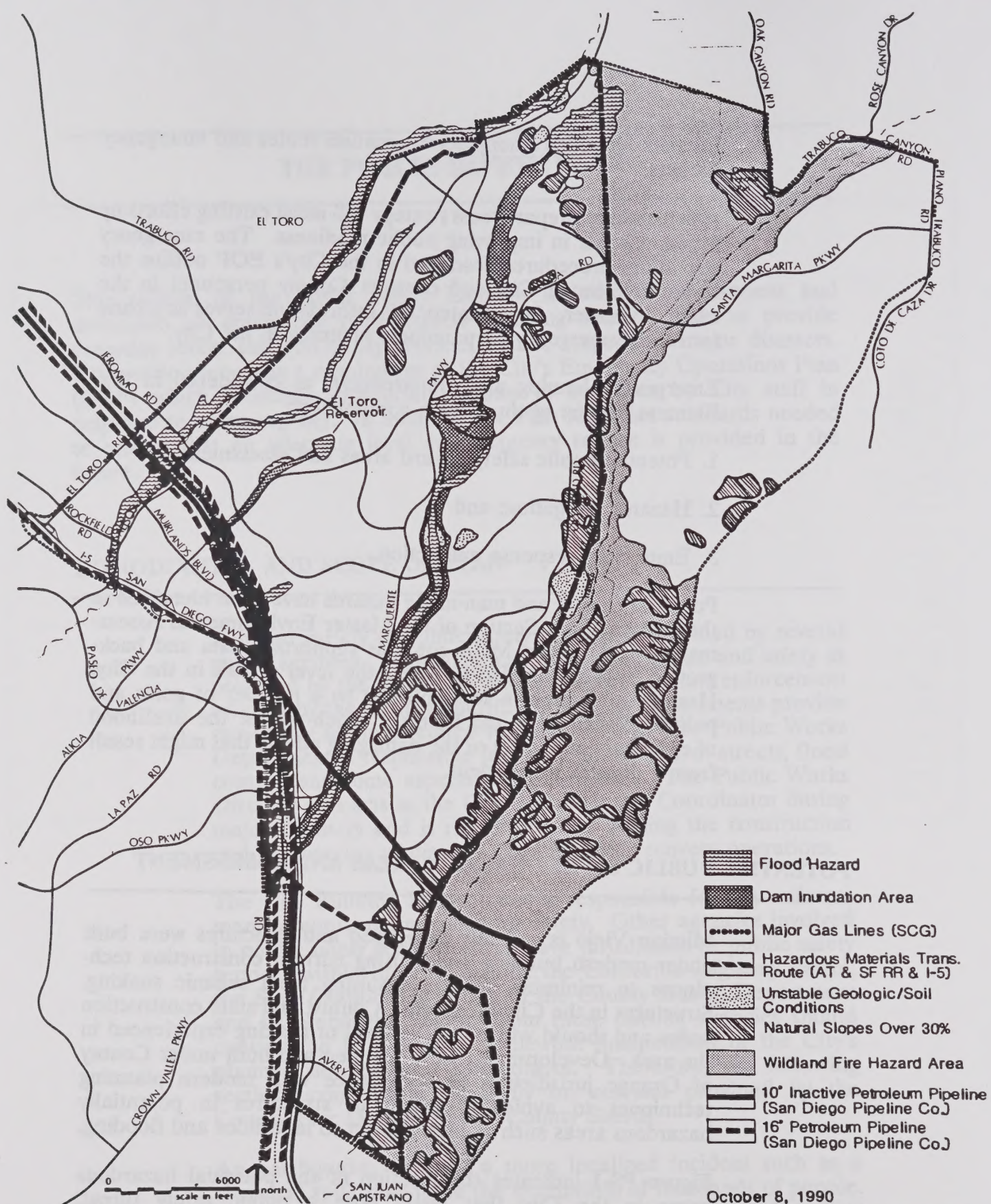


Figure PS-1
Potential Hazard Areas

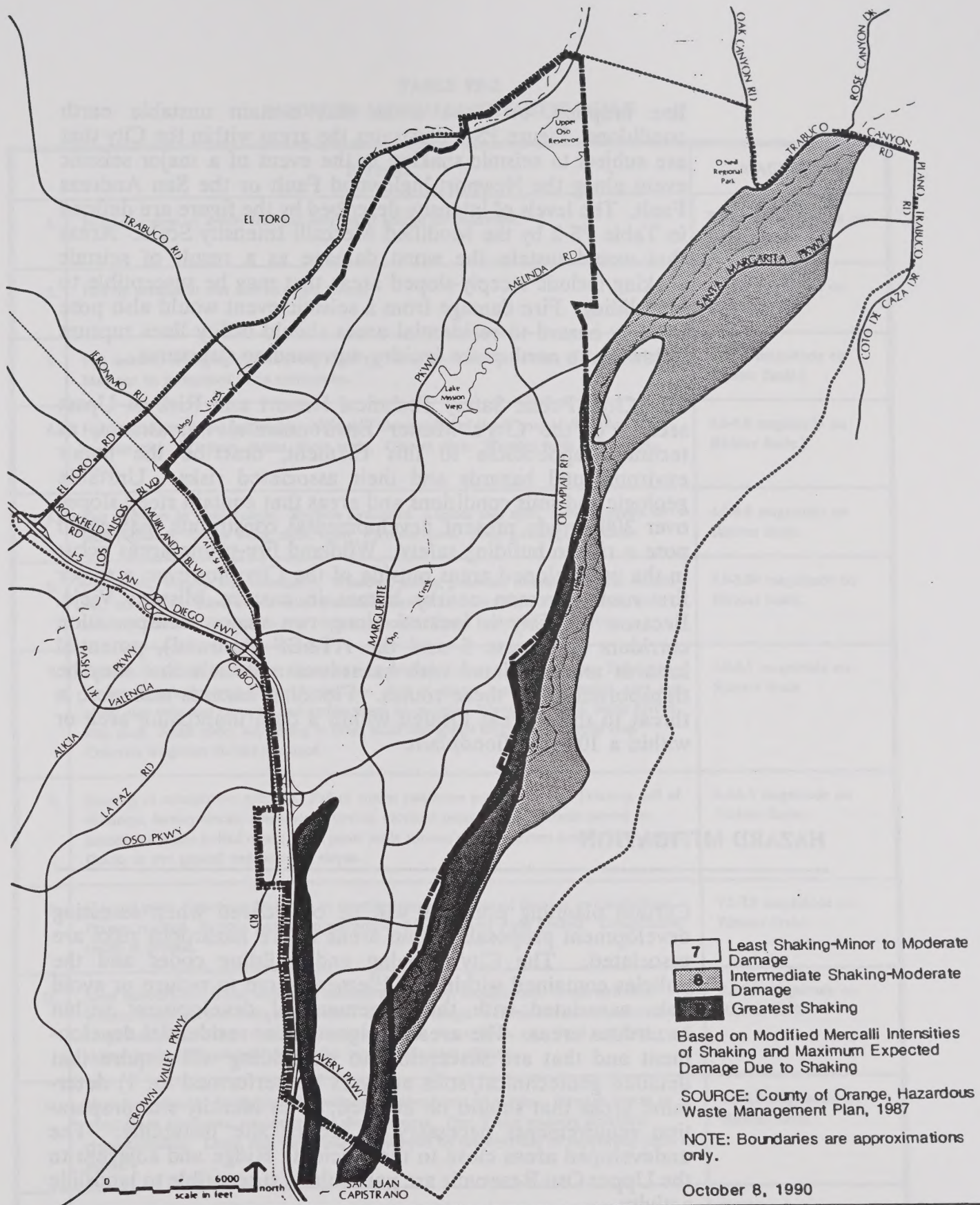


Figure PS-2
Potential for Ground Shaking

line eruption, or those areas that contain unstable earth conditions. Figure PS-2 illustrates the areas within the City that are subject to seismic shaking in the event of a major seismic event along the Newport-Inglewood Fault or the San Andreas Fault. The levels of intensity described by the figure are defined in Table PS-2 by the Modified Mercalli Intensity Scale. Areas that would sustain the worst damage as a result of seismic shaking include steeply-sloped areas that may be susceptible to landsliding. Fire damage from a seismic event would also pose a safety hazard to residential areas should utility lines rupture following an earthquake igniting surrounding structures.

The City's Public Safety Technical Report and Risk of Upset section of the City's Master Environmental Assessment, as technical appendices to this Element, describe the major environmental hazards and their associated risks. Unstable geologic and soils conditions and areas that contain steep slopes over 30% grade present developmental constraints that could pose a risk to building safety. Wildland fire-prone areas occur in the undeveloped areas outside of the City; however, a major fire could threaten nearby homes in eastern Mission Viejo. Because the City is located along two major transportation corridors (Interstate 5 and the AT&SF Railroad), potential hazards are associated with hazardous materials that may be transported along these routes. Flooding hazards also pose a threat to those areas located within a dam inundation area or within a 100-year floodplain.

HAZARD MITIGATION

Certain planning practices will be considered when assessing development proposals within areas where hazardous risks are associated. The City's zoning and building codes and the policies contained within this Element serve to reduce or avoid risks associated with the placement of development within hazardous areas. The areas designated for residential development and that are susceptible to landsliding will require that detailed geotechnical/soils analyses be performed to: 1) determine areas that should be avoided; or 2) identify site preparation requirements necessary to reduce site instability. The undeveloped areas close to the Naciente Ridge and adjacent to the Upper Oso Reservoir are particularly susceptible to landslide activity.

TABLE PS-2
MODIFIED MERCALLI INTENSITY SCALE

EFFECTS		MAGNITUDE
1.	Not felt except by a very few, and only under special circumstances.	Below 3.0 magnitude on Richter Scale.
2.	Felt by persons at rest and on upper floors.	3.0-3.9 magnitude on Richter Scale.
3.	Felt indoors. Hanging objects swing slightly. Vibration feels like passing of light trucks. May not be recognized as an earthquake.	4.0-4.9 magnitude on Richter Scale.)
4.	Hanging objects swing noticeably. Vibration like passing of heavy trucks. Standing automobiles rock. Windows, dishes, doors rattle. Glasses clink. Wooden walls and frames creak.	4.0-4.9 magnitude on Richter Scale.)
5.	Felt outdoors by most people. Sleepers awakened. Liquids may spill. Small unstable objects displaced. Doors swing, close, open. Pictures move. Some breakage of plaster.	4.0-4.9 magnitude on Richter Scale.
6.	Felt by all. Persons walk unsteadily. Windows, dishes, glassware broken. Objects, books, etc., off shelves. Pictures off walls. Furniture moved or overturned. Weak plaster and masonry cracked. Small bells ring (church, school). Trees, bushes shaken visibly.	5.0-5.9 magnitude on Richter Scale.
7.	Difficult to stand. Noticed by drivers of automobiles. Hanging objects shake. Furniture broken. Weak chimneys broken at roof line. Fall of plaster, loose bricks, stones, tiles, cornices; also unbraced parapets and architectural ornaments. Waves on ponds; water turbid with mud. Small slides and caving in along sand and gravel banks. Large bells ring. Concrete irrigation ditches damaged.	6.0-6.9 magnitude on Richter Scale
8.	Steering of automobiles affected. Fall of stucco and some masonry walls. Twisting, fall of chimneys, factory stacks, monuments, towers, elevated tanks. Frame houses moved on foundation if not bolted down; loose panel walls thrown out. Branches broken from trees. Cracks in wet ground and on steep slopes.	6.0-6.9 magnitude on Richter Scale.
9.	General panic. Masonry destroyed or heavily-damaged. General damage to foundations. Frames cracked. Serious damage to reservoirs. Underground pipes broken. Conspicuous cracks in ground.	7.0-7.9 magnitude on Richter Scale.
10.	Most masonry and frame structures destroyed with their foundations. Some well built wooden structures and bridges destroyed. Serious damage to dams, dikes, embankments. Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. Rails bent slightly.	7.0-7.9 magnitude on Richter Scale.
11.	Rails bent greatly. Underground pipelines completely out of service. Damage severe to wood frame structures, especially near shock centers. Few, if any masonry structures remain standing. Large, well built bridges destroyed by the wrecking of supporting piers or pillars.	8.0-8.9 magnitude on Richter Scale.
12.	Damage nearly total. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into air.	8.0-8.9 magnitude on Richter Scale

Source: Orange County Fire Department, Emergency Management Division, 1986.

The City has adopted the International Conference of Building Officials Uniform Building Codes. The UBC contains nationally utilized codes including fire safety requirements for minimum roadway widths and minimum building clearances. The City has been developed under modern public safety codes for building construction and essentially no deficiencies associated with fire equipment access exist.

Because Mission Viejo has been recently developed, few hazards associated with development of sensitive areas exist. The City is mainly concerned with emergency preparedness and responsiveness in case of a major disaster.

EMERGENCY RESPONSE AND ACTION

Sound planning practices have been exercised during Mission Viejo's development to ensure that adequate services are provided for more common emergencies such as crime incidents, traffic accidents, fires, and emergency medical care. Figure PS-3 identifies the location of the fire stations and the major hospital in the City. Mission Viejo contracts with the County of Orange for its fire and police protection needs and the County is able to adequately provide the needed facilities and services. Information concerning fire service and police protection is included in the City's Public Facilities Element.

The City's EOP designates the proper procedures that are to be followed in the case of a major emergency. Emergency procedures include knowledge of the facilities within the City that are available for emergency assistance. As a temporary location, the City has designated the Oso Viejo Center as the Emergency Operations Center (EOC). The EOC functions as the location for centralized direction and control of emergency organizations for the general public. When a new city hall is constructed in the future, the EOC may be relocated to that facility.

The American Red Cross, as the official director of emergency shelters, has designated the public schools within Mission Viejo as emergency shelters. The public schools in the City are identified in Figure PS-3. These schools are only available as shelters for persons other than students when activated by the Red Cross in case of a major flood, earthquake or other significant disaster and would provide food and shelter for those persons displaced from their homes. Supplies to accommodate

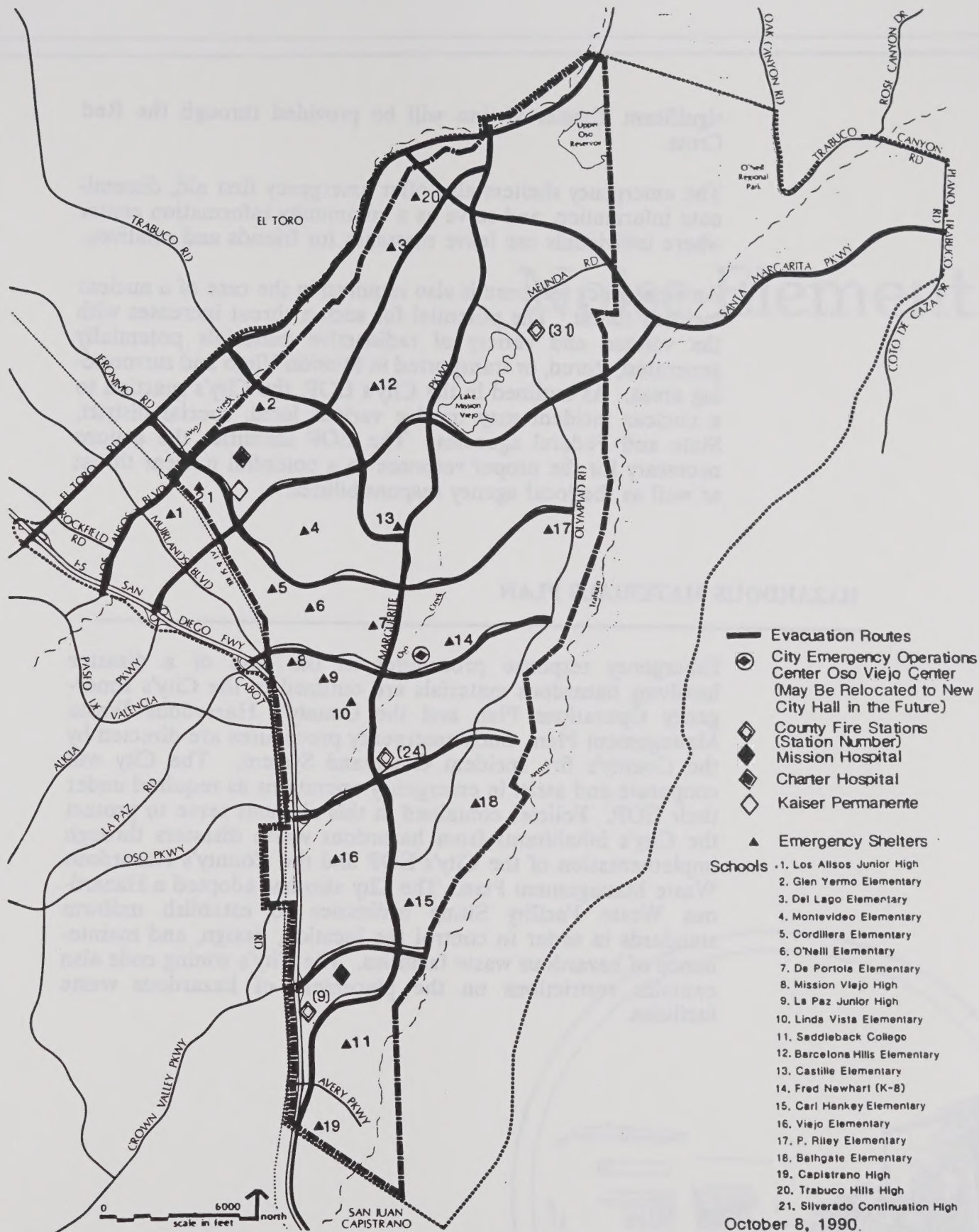


Figure PS-3
Emergency Facilities

significant disaster victims will be provided through the Red Cross.

The emergency shelters also offer emergency first aid, disseminate information, and serve as a community information center where individuals can leave messages for friends and relatives.

An emergency response is also required in the case of a nuclear incident threat. The potential for such a threat increases with the volume and variety of radioactive materials potentially generated, stored, or transported in Mission Viejo and surrounding areas. As outlined in the City's EOP, the City's reaction to a nuclear incident may involve various local, special district, State and Federal agencies. The EOP identifies the actions necessary for the proper response to a potential nuclear threat as well as the local agency responsibilities.

HAZARDOUS MATERIALS PLAN

Emergency response procedures in the case of a disaster involving hazardous materials are outlined in the City's Emergency Operations Plan and the County's Hazardous Waste Management Plan. Such emergency procedures are directed by the County's fire Incident Command System. The City will cooperate and assist in emergency operations as required under their EOP. Policies contained in this element serve to protect the City's inhabitants from hazardous waste disasters through implementation of the City's EOP and the County's Hazardous Waste Management Plan. The City also has adopted a Hazardous Waste Facility Siting ordinance to establish uniform standards in order to control the location, design, and maintenance of hazardous waste facilities. The City's zoning code also contains restrictions on the placement of hazardous waste facilities.

Noise Element



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INTRODUCTION TO THE NOISE ELEMENT

The Noise element of a General Plan contains a comprehensive program for noise reduction and control.

PURPOSE OF THE NOISE ELEMENT

This Element is a tool for local planners to use in achieving and maintaining compatible land use with environmental noise levels. The Noise Element identifies noise sensitive land uses and noise sources, and defines areas of noise impact for the purpose of developing programs to ensure that Mission Viejo residents and working inhabitants will be protected from excessive noise intrusion.

The Noise Element follows the recently revised State guidelines in the State Government code Section 653021(g) and Section 46050.1 of the Health and Safety Code. The element quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. The information becomes a guideline for the development and implementation of land use policies to achieve compatible land uses and provide baseline levels and noise source identification for local noise ordinance enforcement.

NOISE ISSUES AFFECTING THE CITY

Noise impacts affecting the City of Mission Viejo can generally be described in terms of the following issue areas:

- Noise from transportation sources, such as aircraft over-flights, freeways, and major arterial/collector roadways.
- Necessary integration of information about the existing and forecast noise environment into land use planning decisions.

- Noise from non-transportation sources, such as commercial, industrial, and construction activities.

SCOPE AND CONTENT OF THE ELEMENT

The Noise Element uses text, tables and figures to present required information, and includes two additional sections. The following section of this element, "Noise Element Goals and Policies," presents the City's general approach to address noise impacts associated with growth development. These goals and policies are refined in terms of a planning approach described in the third section of this element, "The Noise Plan." The Noise Technical Report is a separate document, which contains quantitative and technical information describing the existing and future noise environment in Mission Viejo. The Technical Report may be updated periodically to maintain a current data base related to noise conditions in the City.

NOISE ELEMENT GOALS AND POLICIES

The goals and policies contained in this element address reduction of noise impacts from transportation noise sources, integration of noise impact considerations in land use planning decisions, and control of non-transportation related noise impacts. The following goals, policies and implementation measures focus on minimizing noise impacts by the use of both post-development remedial actions and pre-development planning actions.

TRANSPORTATION NOISE CONTROL

Within the City of Mission Viejo are a number of transportation related noise sources including freeways, aircraft overflights, major arterials, and collector roadways. These sources are the major contributors of noise in Mission Viejo. Cost effective strategies to reduce their influence on the community noise environment are an essential part of the Noise Element.

GOAL 1.0: Provide for measures to reduce noise impacts from transportation noise sources.

Policy 1.1: Construct barriers to mitigate sound emissions where necessary or where feasible. Actively participate in the development of noise abatement plans for freeways and rapid transit including the Foothill Transportation Corridor (FTC) and the San Joaquin Hills Transportation Corridor (SJHTC).

Policy 1.2: Ensure the inclusion of noise mitigation measures in the design of new roadway projects in Mission Viejo.

Policy 1.3: Reduce transportation noise through proper design and coordination of routing.

Policy 1.4: Ensure the effective enforcement of City, State and Federal noise levels by all appropriate city divisions.

Policy 1.5: Creative site design will be used to reduce noise impacts on future development and to aid in achieving compliance with the County of Orange and City noise standards.

Policy 1.6: Require that prospective purchasers or end users of property be notified of overflight, sight and sound of routine aircraft operations by all effective means including:

- a. Requiring new residential subdivisions which are located within the 60-decibel CNEL noise contour or are subject to overflight, sight and sound of aircraft operating from MCAS El Toro to have such information included in the State of California Final Subdivision Public Report.
- b. Requiring that Declaration and Notification of Aircraft Noise and Environmental Impacts be recorded and available to prospective purchasers or end users of property located within the 60-decibel CNEL noise contour of MCAS El Toro or is subject to routine aircraft overflight.
- c. Requiring an Avigation Easement across property that is within the 60-decibel CNEL noise contour for MCAS El Toro or is subject to routine aircraft overflight.
- d. Requiring that posting of noise impact notification signs in all sales offices associated with new residential development that is located within the 60-decibel CNEL contour from MCAS El Toro.
- e. Any other appropriate means as specifically directed by the City Council.

Policy 1.7: To help minimize noise impacts from El Toro MCAS, actively participate in the AICUZ studies at the airport that are conducted by the Department of Defense.

NOISE AND LAND USE PLANNING INTEGRATION

Information relative to the existing and forecast noise environment within Mission Viejo should be integrated into future land use planning decisions. The Element presents the noise environment in order that the City may include noise impact considerations in development programs.

GOAL 2.0: Incorporate noise considerations into land use planning decisions.

Policy 2.1: Establish acceptable limits of noise for various land uses throughout the community as depicted on Tables N-2 and N-3 in the review of development proposals.

Policy 2.2: Limit new non-residential noise-sensitive land uses that are within a 65-decibel CNEL area from any source. Noise-sensitive land uses will be permitted if, and only if, appropriate mitigation measures are included such that the standards contained in this Element and in appropriate State and Federal Codes are met. Specifically, non-residential noise-sensitive land uses include: hospitals, rest homes, convalescent hospitals, places of worship, schools, and child care centers.

Policy 2.3: Establish standards for all types of noise not already governed by local ordinances or preempted by state or federal law.

Policy 2.4: Encourage acoustical design in new construction.

Policy 2.5: Prohibit new residential land uses within the 65-decibel CNEL contour from MCAS El Toro.

Policy 2.6: All outdoor living areas associated with new residential uses shall be attenuated to less than 65 decibels CNEL.

Policy 2.7: To require that all new residential units and noise-sensitive land uses have an interior noise level in living areas that is not greater than 45 decibels CNEL.

Policy 2.8: Use the latest available MCAS El Toro Air Installation Compatible Use Zones (AICUZ) or the most current MCAS El Toro air operations data to study aircraft noise contours for land use planning decisions. *(Preceding policy revised per GPA 94-6)*

NOISE CONTROL FOR NON-TRANSPORTATION NOISE SOURCES

Residential land uses and areas identified as noise sensitive must be protected from excessive noise from non-transportation sources including commercial and industrial activities. These impacts are most effectively controlled through the adoption and application of a City Noise Ordinance.

GOAL 3.0: Develop measures to control non-transportation noise impacts.

Policy 3.1: Adopt a City Noise Ordinance to mitigate noise conflicts.

Policy 3.2: Evaluate and develop measures to reduce noise generated by construction activities.

Policy 3.3: Establish and maintain coordination among the city agencies involved in noise abatement.

RELATED GOALS AND POLICIES

The goals and policies contained in this Noise Element are supported by policies of other elements that correspond with the major issue areas considered in this element. Table N-1 illustrates the consistency between these General Plan elements.

**TABLE N-1
NOISE POLICIES BY ELEMENT**

ISSUE AREA	POLICIES BY ELEMENT							
	Land Use	Housing	Circulation	Conservation/Open Space	Public Safety	Public Facilities	Economic Developmt.	Growth Managemt.
Transportation Noise Control	2.9, 3.1	4.4	1.5, 1.6, 1.8, 1.9, 1.13, 3.1, 3.3-3.8, 4.1-4.6	1.6, 3.7	5.3			
Noise and Land Use Planning Integration	2.8	4.4	1.10, 1.11, 4.6	1.6				
Noise Control for Non-Transportation Noise Sources	2.9, 3.1, 3.6	2.1, 4.4	3.7, 3.9, 3.10	1.6				

THE NOISE PLAN

This section of the Noise Element identifies predominate noise sources within the City and methods to reduce noise. Sources of noise and threshold noise levels are described, as well as actions to be taken to reduce impacts resulting from different types of noise.

NOISE SOURCE SUMMARY

The predominate noise sources in Mission Viejo, as in most other cities, comes from transportation noise sources including motor vehicles, aircraft and railroads. A number of existing and planned freeways and arterials expose the City to significant noise levels, particularly in those areas directly adjacent to these sources. El Toro MCAS, located west of the city, significantly contributes to the noise environment. The AT&SF railroad line passes through the City. The noise environment in Mission Viejo is typical of what would be expected of a community located within a major urban area such as the Southern California Basin.

Other sources of noise within the City are from non-transportation sources including industrial and commercial activities, construction activities and associated vehicular truck traffic. Within the City are a number of commercial and industrial plants as well as neighborhood commercial developments.

Noise affects all types of land uses and activities, although some are more sensitive to high noise levels than others. Land uses identified as noise sensitive include residences of all types; hospitals, rest homes, convalescent hospitals, places of worship and schools. Within the City are a number of public and private schools, day care centers and rest homes.

The noise environment for Mission Viejo can be described using noise contours developed for the major noise sources within the City. The roadway and railroad contours are developed for existing 1989 conditions and future 2010 conditions and are presented in Figures N-1 and N-2, respectively. Figure N-3 presents the CNEL noise contours for El Toro MCAS. Both the

60 and 65 dB CNEL contour levels are shown on these maps. The 60 dB CNEL contour represents the Noise Referral Zone for which any proposed noise sensitive land use within this zone should be evaluated on a project-specific basis and the project may require mitigation to meet City or State (Title 24) standards. Residential development, including noise-sensitive uses, are prohibited within the 65 CNEL contour for MCAS El Toro. To present a worst case estimate, the contours for the proposed Foothill Transportation Corridor and the San Joaquin Hills Transportation Corridor represent the noise levels without the sound barrier. These are shown on the future contour map only.

The sources of noise in Mission Viejo can be divided into two basic categories, transportation sources and non-transportation sources. A local government has little direct control of transportation noise at the source. State and Federal agencies have the responsibility to control the noise from the source, such as vehicle noise emission levels. The most effective method the City has to mitigate transportation noise is through reducing the impact of the noise onto the community (i.e. noise barriers and site design review).

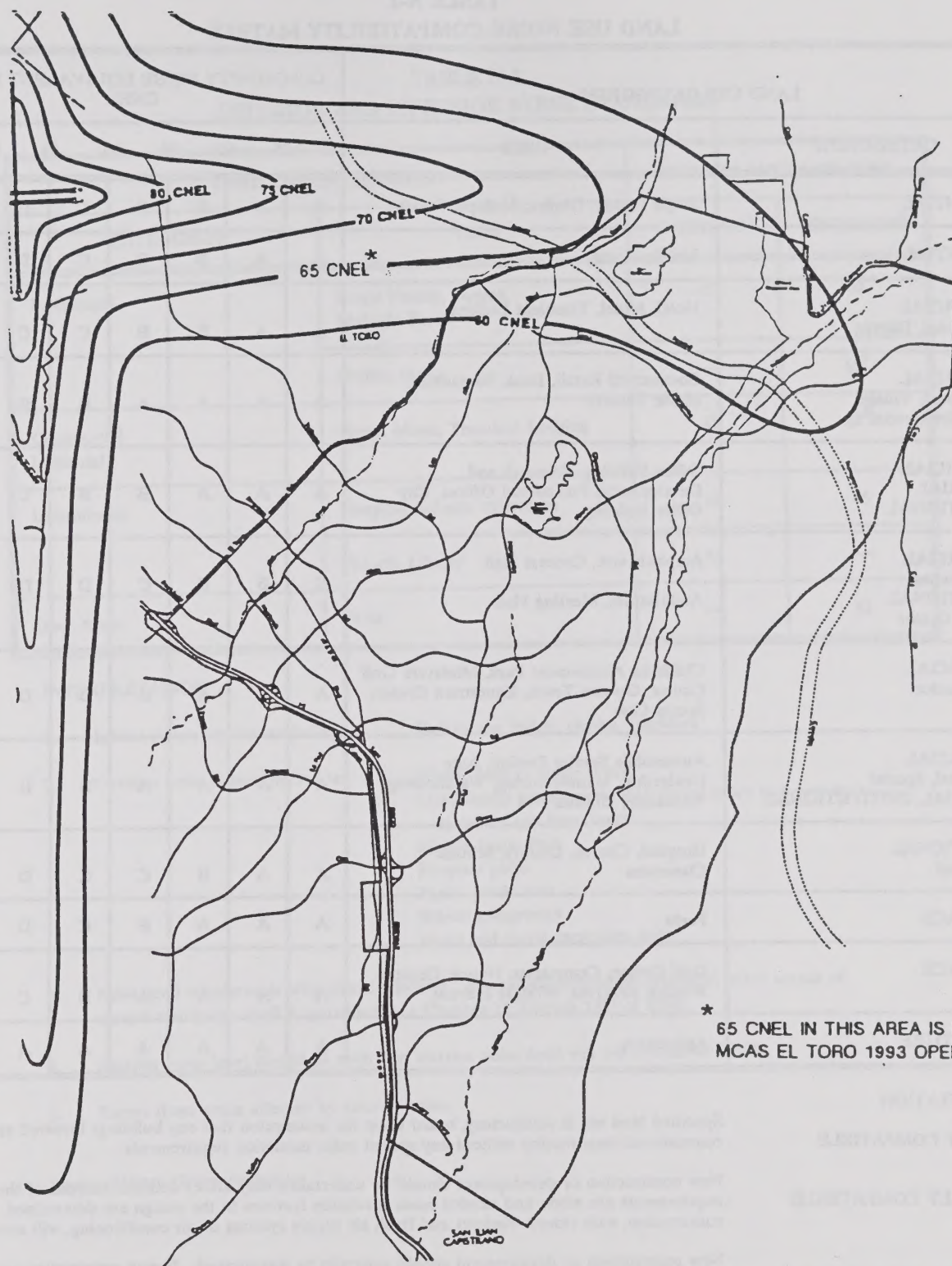
Mitigation through the design and construction of a noise barrier (wall, berm, or combination wall/berm) is the most common way of alleviating traffic noise impacts. The effect of a noise barrier is critically dependent on the geometry between the noise source and the receiver. A noise barrier effect occurs when the "line of sight" between the source and receiver is penetrated by the barrier. The greater the penetration, the greater the noise reduction.

Noise concerns should be incorporated into land use planning to reduce future noise and land use incompatibilities. This is achieved by establishing standards and criteria that specify acceptable limits of noise for various land uses throughout the City. These criteria are designed to integrate noise considerations into land use planning to prevent noise/land use conflicts. Table N-2 presents criteria used to assess the compatibility of proposed land uses with the noise environment. These criteria are the basis for the development of specific interior and exterior noise standards. The standards in Table N-3 represent



Figure N-1
Existing Traffic and Railroad
Noise Level Contours





October 8, 1990 (Page revised 1/9/95)



Figure N-3
El Toro MCAS
CNEL Noise Contours

**TABLE N-2
LAND USE NOISE COMPATIBILITY MATRIX**

LAND USE CATEGORIES		COMMUNITY NOISE EQUIVALENT LEVEL CNEL						
CATEGORIES	USES	<55	60	65	70	75	80>	
RESIDENTIAL	Single Family, Duplex, Multiple Family	A	A	B	C	C	D	D
RESIDENTIAL	Mobile Home	A	A	B	C	C	D	D
COMMERCIAL Regional, District	Hotel, Motel, Transient Lodging	A	A	B	B	C	C	D
COMMERCIAL Regional, Village District, Special	Commercial Retail, Bank, Restaurant, Movie Theatre	A	A	A	A	B	B	C
COMMERCIAL INDUSTRIAL INSTITUTIONAL	Office Building, Research and Development, Profesional Offices, City Office Building	A	A	A	B	B	C	D
COMMERCIAL Recreation INSTITUTIONAL Civic Center	Amphitheatre, Concert Hall Auditorium, Meeting Hall	B	B	C	C	D	D	D
COMMERCIAL Recreation	Childrens Amusement Park, Miniature Golf Course, Go-cart Track, Equestrian Center, Sports Club	A	A	A	B	B	D	D
COMMERCIAL General, Special INDUSTRIAL, INSTITUTIONAL	Automobile Service Station, Auto Dealership, Manufacturing, Warehousing, Wholesale, Utilities	A	A	A	A	B	B	B
INSTITUTIONAL General	Hospital, Church, Library, Schools' Classroom	A	A	B	C	C	D	D
OPEN SPACE	Parks	A	A	A	B	C	D	D
OPEN SPACE	Golf Course, Cemetarys, Nature Centers Wildlife Reserves, Wildlife Habitat	A	A	A	A	B	C	C
AGRICULTURE	Agriculture	A	A	A	A	A	A	A

INTERPRETATION

**ZONE A
CLEARLY COMPATIBLE**

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction without any special noise insulation requirements.

**ZONE B
NORMALLY COMPATIBLE**

New construction or development should be undertaken only afater detailed analysis of the noise reduction requirements are made and needed noise insulation features in the design are determined. Conventional construction, with closed windows and fresh air supply systems or air conditioning, will normally suffice.

**ZONE C
NORMALLY INCOMPATIBLE**

New construction or development should generally be discouraged. If new construction or development do proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the design.

**ZONE D
CLEARLY INCOMPATIBLE**

New construction or development should generally be undertaken.

Source: Mestre Greve Associates

**TABLE N-3
INTERIOR AND EXTERIOR NOISE STANDARDS**

LAND USE CATEGORIES		ENERGY AVERAGE CNEL	
CATEGORIES	USES	INTERIOR ¹	EXTERIOR ²
Residential	Single Family, Duplex, Multiple Family	45 ³	65
	Mobile Home	—	65 ⁴
Commercial Industrial	Hotel, Motel, Transient Lodging	45	65 ⁵
Institutional	Hospital, Schools' classroom	45	65
	Church, Library	45	—
Open Space	Parks	—	65

INTERPRETATION

1. Indoor environmental excluding: Bathrooms, toilets, closets, corridors.
2. Outdoor environment limited to:
 - Private yard of single family
 - Multi-family private patio or balcony which is served by a means of exit from inside.
 - Mobile home Park
 - Hospital patio
 - Park's picnic area
 - School playground
 - Hotel and motel recreation area
3. Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as a Chapter 12, Section 1205 of UBC.
4. Exterior noise level should be such that interior noise level will not exceed 45 CNEL.
5. Except those areas affected by aircraft noise.

Source: Mestres Greve Associates

the City policies related to land uses and acceptable noise levels. These tables are the primary tools which allow the City to ensure integrated planning for compatibility between land uses and outdoor noise.

The most effective method to control community noise impacts from non-transportation noise sources is through application of the City Noise Ordinance. The City will consider adopting a new comprehensive noise ordinance to help ensure that City residents are not exposed to excessive noise levels from non-transportation noise sources. The Noise Ordinance will be designed to protect quiet residential areas from stationary noise sources.

INVENTORY OF CURRENT AND FORECAST CONDITIONS

This section contains a more detailed description of the current and projected noise environment within the City. This description of the noise environment is based on an identification of noise sources and noise sensitive land uses, a community noise measurement survey and noise contour maps.

To define the noise exposure, this section of the report first identifies the major sources of noise in the community. The sources of noise in Mission Viejo include: freeway, aircraft overflights, arterial roadways, railroads and industrial and commercial centers. To completely assess the noise environment in the City, noise sensitive receptors must also be identified. As mandated by the State, noise sensitive receptors include, but are not limited to, areas containing schools, hospitals, rest homes, long-term medical or mental care facilities, or any other land use area deemed noise sensitive by the local jurisdiction.

Based upon the identification of the major noise sources and the location of sensitive receptors, a noise measurement survey was conducted. The purpose of the survey is threefold. The first is to determine the existing noise levels at noise sensitive land uses. The second is to provide empirical data for the correlation and calibration of the computer modeled noise environment. The third is to obtain an accurate description of the ambient noise levels in various communities throughout the City.

Noise contours for all of the major noise sources in Mission Viejo were developed based upon current traffic conditions. These contours were determined from the traffic and railroad noise levels for these sources. The contours are expressed in terms of the Community Noise Equivalent Level (CNEL). The existing conditions scenario is derived from 1989 traffic levels and environmental conditions. Future conditions are for year 2010 traffic conditions and assume the construction of both the Foothill Transportation Corridor and the San Joaquin Hills Transportation Corridor.

Sources of Noise

The sources of noise in Mission Viejo fall into five basic categories. These are: freeways and highways (San Diego Freeway and the future Transportation Corridors); aircraft overflights (El Toro MCAS and transient); major and minor arterial roadways; railroads; and stationary sources. Each of these sources and their impacts on the noise environment of Mission Viejo are summarized in the following paragraphs and discussed in greater detail in the Noise Technical Report. The most common sources of noise in urban areas are transportation related noise sources. These include automobiles, trucks, motorcycles, railroads, and aircraft. Motor vehicle noise is of concern because it is characterized by a high number of individual events which often create a sustained noise level and because automobiles produce noise in areas sensitive to noise exposure. Aircraft operations from El Toro MCAS can also generate high noise levels that can be disruptive to human activity.

The San Diego Freeway (I-5) is the primary roadway noise source in the City and runs along the western City boundary. The portion of the freeway that is within the City boundary lies between the La Paz Road and Avery Parkway freeway interchanges. The San Diego Freeway is primarily below grade in relation to adjacent land uses within the boundaries of the City of Mission Viejo. A number of single family residences presently exist along the east side of the San Diego Freeway between La Paz Road and Crown Valley Parkway. The rear yards of the homes (rear yards face the freeway) are protected from the freeway by noise barriers in the form of block walls or shielding provided by natural topography. The noise barriers were designed at the time of residential development to mitigate existing and projected future noise impacts associated with the San Diego Freeway.

Additionally, the (future) Foothill Transportation Corridor (F.T.C.), is planned to run in a northwest/southeast direction through northern Mission Viejo and the Rancho Santa Margarita Planned Community. Existing and planned residential developments within Rancho Santa Margarita which lie near the future F.T.C. alignment have mitigation measures incorporated into their project design to protect those residences from noise impacts associated with the freeway. The Foothill Transportation Corridor is expected to be completed around the year 2010.

Traffic noise on surface streets is a significant source of noise within the community. The major roadways in the city include: El Toro Road, Los Alisos Boulevard, Alicia Parkway, La Paz Road, Oso Parkway, Crown Valley Parkway, Trabuco Road, Jeronimo Road, Muirlands Boulevard, Marguerite Parkway, and Olympiad Road. Additionally, major roadways within Santa Margarita, a planned Community presently being developed, include: Santa Margarita Parkway, Antonio Parkway and Plano Trabuco Road.

The residential land uses that are adjacent to the major roadways are of primary importance when evaluating the noise environment within the City. Most residential development includes mitigation in terms of sound barriers that mitigate the future noise levels to below 65 CNEL.

The Atchinson, Topeka & Santa Fe Railroad has a railroad line that runs along the western boundary of the City. The railroad line is used as a primary track by freight trains and passenger trains (Amtrak). Approximately eight freight and 14 Amtrak operations occur per day along the part of the line that runs through Mission Viejo. Land uses along the railroad line include single family residences and Mission Viejo High School. Existing residences are set back from the tracks and are protected by solid block walls, which lower the CNEL levels at rear yard areas to below 65 CNEL.

A major source of noise affecting the City of Mission Viejo is aircraft overflights. El Toro Marine Corps Air Station (M.C.A.S.) is located approximately 3 miles northwest of the City. Operations from the airport overfly the north and northeast portions of the City, north of Olympiad and east of Santa Margarita Parkway. The annual average operations are approximately 72,000 as reported in the "Air Installations Compatible Use Zones (AICUZ) Study for MCAS El Toro" (March 1981). The only operations that impact the City of

Mission Viejo are departures from runway 7. The runway 7 departure track extends straight out (east) from the runway for 24,000 feet before turning right (south).

The County of Orange only allowed residential development in aircraft noise zones of less than 65 CNEL. The area within the 65 CNEL contour is usually zoned for those land uses less sensitive to noise, such as commercial or industrial uses. No residences presently exist within the 65 CNEL contour for El Toro. Residences located outside the 65 CNEL contour for El Toro have been designed to mitigate combined noise impacts (traffic and aircraft) to below 65 CNEL.

The City of Mission Viejo has commercial sources of noise at a number of locations throughout the City. These include commercial centers that range in size from small neighborhood shopping centers to the Mission Viejo Mall. The City has a number of locations with residential land uses adjacent to commercial land uses. The types of noise disturbance from these activities can range from short duration loud events such as trucks accessing the facility to continuous noise such as from refrigeration units or compressors. Residences bordering many commercial centers are protected from loading activities and haul truck noise by noise barriers.

Noise Sensitive Receptors

The City of Mission Viejo has a number of noise sensitive land uses. Within the City are a number of public and private schools, hospitals, day care centers and rest homes. The location of these facilities are shown in the Land Use Element. The distribution of these facilities varies from moderately quiet residential areas to major transportation corridors.

Community Noise Measurement Survey

The determination of the major noise sources and the identification of noise sensitive receptors provide the basis for developing a community noise survey. The noise measurement survey was conducted at locations which reflect the noise levels at these facilities. Each site was monitored for a minimum of 20 minutes with longer measurements at locations near noise sources where the events are sporadic. The results of the survey and the methodology used in the measurements are summarized in the Noise Technical Report.

Community Noise Contours

The noise contours for the City of Mission Viejo were presented in Figures N-1 and N-2 for existing 1989 and future 2010 traffic conditions, respectively. The future noise contours are also described in Table N-4. The existing noise contours for El Toro MCAS are presented in Figure N-3. The existing contours are based on the existing conditions of traffic volumes and other sources of noise in the community. Future conditions are estimated for 2010, when both the Foothill and San Joaquin Hills Corridors will be completed. The methodology used for computing the noise contours is presented in the Noise Technical Report.

Noise contours represent lines of equal noise exposure, just as the contour lines on a topographic map are lines of equal elevation. The contours shown on the map are the 60 and 65 dB CNEL noise level. The noise contours presented should be used as a guide for land use planning. The 60 dB CNEL contour defines the Noise Referral Zone. This is the noise level for which noise considerations should be included when making land use policy decisions.

The contours presented in this report are a graphic representation of the noise environment. These distances to contour values are also shown in tabularized format in the Noise Technical Report. Topography and intervening buildings or barriers have a very complex effect on the propagation of noise. To present a worst case estimate, the topographic effect is not included in these contours to present a worst case projection.

REDUCTION OF NOISE IMPACTS

In order to achieve the goals and policies of the Noise Element, an effective noise plan developed within the constraints of the City's financial and staffing capabilities is necessary. The underlying purpose is to reduce the number of people exposed to excessive noise and to minimize the future effect of noise in

**TABLE N-4
FUTURE CNEL NOISE CONTOURS
(Year 2010)**

ROADWAY	Segment	ADT (,000)	Speed	CNEL @ 100 ft.	DISTANCE TO CONTOUR		
					70 CNEL	65 CNEL	60 CNEL
EL TORO ROAD							
	I-5 to Rockfield	57.0	45	70.0	99	214	462
	Rockfield to Muirlands	41.1	45	68.5	80	172	371
	Muirlands to Jeronimo	36.0	45	68.0	73	158	340
	Jeronimo to Trabuco	32.0	45	67.5	68	146	314
	Trabuco to Santa Margarita Pkwy	18.0	45	65.0	46	99	214
LOS ALISOS BOULEVARD							
	West of I-5	20.8	45	65.6	51	109	236
	I-5 to Rockfield	19.0	45	65.2	48	103	222
	Rockfield to Muirlands	26.8	45	66.7	60	130	279
	Muirlands to Jeronimo	26.0	45	66.6	59	127	274
	Jeronimo to Trabuco	22.0	45	65.8	53	114	245
	Trabuco to Vista Del Lago	30.0	45	67.2	65	140	301
	Vista Del Lago to Santa Margarita Pkwy	28.0	45	66.9	62	133	288
ALICIA PARKWAY							
	I-5 to Muirlands	49.7	45	69.4	91	196	422
	Muirlands to Jeronimo	44.5	45	68.9	84	182	392
	Jeronimo to Coronel	31.0	45	67.3	66	143	308
	Coronel to Trabuco	31.0	45	67.3	66	143	308
	Trabuco to Marguerite	28.0	45	66.9	62	133	288
	Marguerite to Olympiad	18.0	45	65.0	46	99	214
LA PAZ ROAD							
	East of I-5	28.0	45	66.9	62	133	288
	I-5 to Marguerite	28.0	45	66.9	62	133	288
	Marguerite to Ollympiad	14.0	45	63.9	39	84	181
OSO PARKWAY							
	I-5 to Marguerite	53.0	45	69.6	95	204	440
	Marguerite to Felipe	41.0	45	68.5	80	172	371
FELIPE PARKWAY							
	Marguerite to Oso Parkway	14.0	45	63.9	39	84	181
CROWN VALLEY PARKWAY							
	I-5 to Marguerite	57.0	45	70.0	99	214	462

TABLE N-4
FUTURE CNEL NOISE CONTOURS
(YEAR 2010)
(Continued)

ROADWAY	Segment	ADT (,000)	Speed	CNEL @ 100 ft.	DISTANCE TO CONTOUR		
					70 CNEL	65 CNEL	60 CNEL
AVERY PARKWAY							
	West of Marguerite	48.0	40	68.0	73	157	339
	East of Marguerite	28.0	40	65.6	51	110	237
SANTA MARGARITA PARKWAY							
	El Toro to Los Alisos	57.0	45	70.0	99	214	462
	Los Alisos to Marguerite	35.0	45	67.8	72	155	334
	Marguerite to Melinda	32.3	45	67.5	68	147	316
	East of Melinda	12.3	45	63.3	36	77	166
MELINDA RD.							
	Olympiad to Santa Margarita Parkway	4.0	40	57.2	14	30	65
OLYMPIAD ROAD							
	Marguerite to Melinda	17.0	45	64.7	44	96	206
	Melinda to Alicia	17.0	45	64.7	44	96	206
	Alicia to Jeronimo	19.0	45	65.2	48	103	222
	Jeronimo to La Paz	19.0	45	65.2	48	103	222
	South of La Paz	18.0	45	65.0	46	99	214
TRABUCO ROAD							
	Los Alisos to Alicia	22.0	45	65.8	53	114	245
	Alicia to Marguerite	15.0	45	64.2	41	88	190
JERONIMO ROAD							
	El Toro to Los Alisos	20.0	45	65.4	49	107	230
	Los Alisos to Alicia	26.0	45	66.6	59	127	274
	Alicia to Montilla	26.0	45	66.6	59	127	274
	Montilla to Marguerite	12.0	45	63.2	35	76	163
	Marguerite to Olympiad	7.0	45	60.9	25	53	114
MUIRLANDS BOULEVARD							
	Alicia to La Paz	27.0	45	66.7	60	130	281

TABLE N-4
FUTURE CNEL NOISE CONTOURS
(YEAR 2010)
(Continued)

ROADWAY	Segment	ADT (,000)	Speed	CNEL @ 100 ft.	DISTANCE TO CONTOUR		
					70 CNEL	65 CNEL	60 CNEL
ROCKFIELD							
	North of El Toro	20.6	45	65.5	50	109	234
	El Toro to Los Alisos	17.1	45	64.7	45	96	207
MARGUERITE PARKWAY							
	Santa Margarita to Olympiad	35.0	45	67.8	72	155	334
	Olympiad to Alicia	26.0	45	66.6	59	127	274
	Alicia to Trabuco	24.0	45	66.2	56	120	259
	Trabuco to Jeronimo	29.0	45	67.0	63	137	294
	Jeronimo to La Paz	38.0	45	68.2	76	164	352
	La Paz to Oso	37.0	45	68.1	75	161	346
	Oso to Crown Valley	28.0	45	66.9	62	133	288
	Crown Valley to Curacion	38.0	45	68.2	76	164	352
	Curacion to Avery	39.0	45	68.3	77	166	359
	South of Avery	16.0	45	64.4	43	92	198
SAN DIEGO FREEWAY							
	El Toro to Alicia	284.0	55	79.1	403	869	1873
	Alicia to La Paz	232.0	55	78.2	353	760	1637
	La Paz to Oso	215.9	55	77.9	335	722	1556
	Oso to Crown Valley	194.0	55	77.4	313	674	1453
	Crown Valley to Avery	143.0	55	76.1	255	550	1185
FUTURE FOOTHILL TRANS. CORRIDOR							
	North of El Toro	135.0	55	75.8	246	529	1141
	Los Alisos to Alicia	102.0	55	74.6	204	439	946
FUTURE SAN JOAQUIN HILLS CORRIDOR							
	La Paz to Crown Valley	119.0	55	75.3	226	487	1049
	Crown Valley to I-5	81.0	55	73.6	175	377	811

SOURCE: Mestre Greve Associates

the City. The following actions are necessary to control the impacts of noise in Mission Viejo.

Transportation Noise Control

- The most efficient and effective means of controlling noise from transportation systems is reducing noise at the source. However, since the City has little direct control over source noise levels because of State and Federal preemption (i.e. State Motor Vehicle Noise Standards and Federal Air Regulations), policies should be focused on reducing the impact of the noise on the community. Cooperative efforts with State and Federal offices are essential.
- Coordinate with Caltrans to complete the installation of freeway noise barriers along the San Diego Freeway to effectively attenuate freeway noise for existing noise sensitive land uses. Ensure the employment of noise mitigation measures in the design and construction of the Foothill Transportation Corridor or arterial roadways consistent with funding capability. Support efforts by the California Department of Transportation to provide for acoustical protection for existing noise sensitive land uses affected by these projects.
- Provide for continued evaluation of truck movements and routes in the City to provide effective separation from residential or other noise sensitive land uses.
- Encourage the enforcement of State Motor Vehicle noise standards for cars, trucks, and motorcycles through coordination with the California Highway Patrol and County of Orange Sheriff's Department.
- For helicopter facilities, enforce the utilization of flight paths of helicopters over the major arterials or other high noise zones and the avoidance of non-emergency low level flights over residential areas. Any proposed new facility, either public or private, must comply with accepted site selection criterion with respect to the noise environment. Specifically, compliance with the Federal Aviation Guidelines for New Heliports, (Ref: AC 150/5020-2) is necessary. The criterion specifies that the "maximum recommended cumulative sound levels (i.e. CNEL) due to the proposed operations of helicopters should not exceed the ambient noise level already present in the community at the site of the proposed heliport".

- Participate and monitor any developments at El Toro MCAS in terms of updates to the AICUZ for the air station.

Noise and Land Use Planning Integration

Community noise considerations are to be incorporated into land use planning. These measures are intended to prevent future noise and land-use incompatibilities.

- Establish standards that specify acceptable limits of noise for various land uses throughout the City. These criteria are designed to fully integrate noise considerations into land use planning to prevent new noise/land use conflicts. Table N-1 shows criteria used to assess the compatibility of proposed land uses with the noise environment. These criteria are the bases for the development of specific Noise Standards. These standards, presented in Table N-2, define the City policies related to land uses and acceptable noise levels. These tables are the primary tools which allow the City to ensure noise integrated planning for compatibility between land uses and outdoor noise.
- Incorporate noise reduction features during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses. The noise referral zones identified in Figures N-1 and N-2 (areas exposed to noise levels greater than 60 dB CNEL) can be used to identify locations of potential conflict. New developments will be permitted only if appropriate mitigation measures are included such that the standards contained in this Element are met.
- Enforce the State of California Uniform Building Code that specifies that the indoor noise levels for residential living spaces not exceed 45 dB CNEL due to the combined effect of all noise sources. The State requires implementation of this standard when the outdoor noise levels exceed 60 dB CNEL. The Noise Referral Zones (60 dB CNEL) can be used to determine when this standard needs to be addressed. The Uniform Building Code (specifically, the California Administrative Code, Title 24, Part 6, Division T25, Chapter 1, Subchapter 1, Article 4, Sections T25-28) requires that *"Interior community noise levels (CNEL/LDN) with windows closed, attributable to exterior sources shall not exceed an annual CNEL or LDN of 45 dB in any habitable room."* The code requires that this standard be applied to all new hotels, motels, apartment houses and dwellings other than detached

single-family dwellings. The City will also apply this standard to single family dwellings.

Community Noise Control for Non-Transportation Noise Sources

The focus of control of noise from non-transportation sources is the City Noise Ordinance used to protect people from noise generated on adjacent properties as described below:

- Adopt a comprehensive City Noise Ordinance to ensure that City residents are not exposed to excessive noise levels from stationary noise sources. The purpose of the ordinance is to protect people from non-transportation related noise sources such as music, machinery and pumps and air conditioners. The noise ordinance does not apply to motor vehicle noise on public streets, but it does apply to vehicles on private property. The noise ordinance is designed to protect quiet residential areas from stationary noise sources. The noise levels encouraged by the ordinance are typical of a quiet residential area.
- Enforce the City Noise Ordinance through a designated department of the City. Use the County of Orange Health Department to measure compliance with the ordinance. The most effective method to control City noise impacts from non-transportation noise sources is through application of the City Noise Ordinance.
- Require that new commercial projects, to be built near existing residential land use, demonstrate compliance with the City Noise Ordinance prior to approval of the project.
- Limit the hours of construction activity in residential areas in order to reduce the intrusion of noise in the early morning and late evening hours and on weekends and holidays. Hours of construction should be limited to 7 a.m. to 8 p.m. on weekdays and Saturdays, or at any time on Sunday or a City holiday. Ensure adequate noise control measures at all construction sites through the provision of mufflers and the physical separation of machinery maintenance areas from adjacent residential uses.
- Designate one agency in the City to act as the noise control coordinator. This will ensure the continued operation of noise enforcement efforts of the City.

Public Facilities Element



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INTRODUCTION TO THE PUBLIC FACILITIES ELEMENT

Much of the background information necessary to formulate the goals and policies contained in this Element is included in the Public Facilities Technical Report and the sections within the City's Master Environmental Assessment (MEA) that address public services and utilities. These documents identify the organizations responsible for providing the public facilities within the City and the level of services provided.

PURPOSE OF THE PUBLIC FACILITIES ELEMENT

The purpose of the City's Public Facilities Element is to provide guidelines for the planned provision of adequate public facilities to serve the community. Other purposes of this element are to outline the provisions for reducing the level of demand on certain facilities and to maintain an adequate level of service. This Element identifies those public facilities necessary for the City to function and develop.

Public facilities are divided into two components: public services and infrastructure. The public service component includes law enforcement, fire protection, and educational, civic, institutional and cultural facilities. Infrastructure includes those facilities necessary to distribute power (natural gas and electricity) or water (storm water runoff, wastewater, and potable water), and telecommunication facilities. Infrastructure also includes water and wastewater treatment facilities and solid waste facilities such as landfills, but does not include circulation infrastructure (streets and highways) which is covered under the Circulation Element.

A Public Facilities Element is not required to be included in a General Plan as a mandatory element. The provision for this element is contained in Government Code Section 65303 which states that local governments may adopt "any other elements or address any other subjects which ... relate to the physical development of the county or city." The General Plan Guidelines identify public facilities as one of these optional elements. Once adopted, an optional element carries the same importance as one that is required and must also be internally consistent

with the other elements of the plan. Optional elements have the same force and effect as do the mandatory elements and their adoption can expand local government authority.

RELATED PLANS AND PROGRAMS

As part of the provision of public facilities, public agencies prepare and adopt facility master plans to guide the development and maintenance of facilities within their jurisdictions. Public facilities in Mission Viejo are provided for at the city and county level as well as by private companies and service districts. Facility plans that have been adopted include the County Solid Waste Management Plan, school facility master plans for each of the two school districts that serve the City, local water reclamation plans and the Mission Viejo Master Plan of Drainage. The County's Public Services and Facilities Element of its General Plan relates to the content of this Element, as many of the City's public services are provided through contract agreements with the County.

County of Orange Facilities Implementation Plan (FIP)

As part of the County's Growth Management Plan, adopted in 1988, the County has established a Facilities Implementation Plan (FIP) for each of the Growth Management Areas (GMA) located in the County. Mission Viejo is located in GMA 1 which also includes a small portion of San Juan Capistrano and several unincorporated communities north of Ortega Highway and south of the Cleveland National Forest. The FIP for GMA 1 includes a facility provision and financing plan for the public services within the area that encompasses GMA 1. Public services provided for in the FIP include transportation, fire and paramedic services, library facilities, sheriff services, and flood control. Because many of Mission Viejo's public facilities are provided by the County under the FIP, this Element is related directly to the availability, maintenance, and quality of services provided under the FIP.

SCOPE AND CONTENT OF ELEMENT

This Element is comprised of two additional sections: Public Facilities Goals and Policies and a Public Facilities Plan. The former contains goals and policies specifically concerned with the provision of adequate public facilities to serve the City. The Public Facilities Plan identifies the public facilities in the City and the requirements for the expansion or addition of new facilities.

PUBLIC FACILITIES ELEMENT GOALS AND POLICIES

The goals and policies contained in this Element focus on ensuring that adequate public facilities are available to City residents so that development may take place in an orderly manner and existing public facilities are maintained. The following goals and policies are grouped by public facility.

MAINTAIN ACCEPTABLE LEVELS OF LAW ENFORCEMENT, FIRE PROTECTION AND PARAMEDIC SERVICES

Part of the City's quality of life is dependent upon the ability of residents and business owners to receive adequate protection during emergencies such as fires or accidents. Law enforcement, fire protection, and paramedic services are provided to City residents under contract agreements with the County of Orange. Currently, levels of service for these services are adequate and meet the local criteria established.

GOAL 1: Maintain acceptable levels of law enforcement, fire protection, and paramedic services to the community.

Policy 1.1: Review availability of State and federal monies to offset cost of emergency services.

Policy 1.2: Coordinate with County of Orange service agencies to achieve the desired levels of service offered and cooperate with the County in any land acquisition necessary for emergency services.

Policy 1.3: Continue the involvement of the community in the City's crime prevention programs.

DEVELOP A CIVIC CENTER AS A CENTRAL GOVERNMENT CENTER

A central location for governmental services is desirable to provide an efficient and convenient atmosphere for City residents and business owners. The City will pursue a joint use governmental facility with the County of Orange so that services that are provided for by the County are accessible at a central government center. Services that could be provided at the center include City administrative resources, development permit processing, sheriff facilities, an emergency operations center, library facilities, and cultural facilities. The following goal and policies provide the impetus for the establishment of the City's central government center.

GOAL 2: Develop a civic center to serve as a central government center.

Policy 2.1: Assess the City's needs for governmental facilities and identify suitable sites for the development of such facilities.

Policy 2.2: Encourage the development of joint use government facilities with the County of Orange and other service providers.

Policy 2.3: Work with the Orange County Public Library system to establish library facilities at the City's civic center.

Policy 2.4: Develop a citizen's information service for City residents.

SUPPORT QUALITY EDUCATION

Mission Viejo is a family-oriented community with a large proportion of school-aged children. Included as part of the overall planned community, the City's schools are located within the individual neighborhoods that they serve and are well distributed throughout the City. The City is served by two school districts: the Saddleback Valley Unified School District and the Capistrano Unified School District. As new residents move to Mission Viejo, additional facilities may need to be established to maintain the quality of education of the existing school system.

GOAL 3: Support the school districts in identifying locations for educational facilities.

Policy 3.1: Assist local school districts in determining existing and future student population.

Policy 3.2: Cooperate with local school districts in designating future school sites within new development proposals.

Policy 3.3: Coordinate with local school districts in the development and utilization of joint school/park facilities.

PROVIDE QUALITY LIBRARY SERVICE

Library service is provided to the City by the Orange County Public Library system. The provision of adequate library facilities to City residents is important to the overall quality of education. The City will work toward maintaining a library service standard appropriate to serve the City population adequately.

GOAL 4: Cooperate with the County of Orange in establishing adequate library facilities to serve City residents.

Policy 4.1: Identify library service needs for the City.

Policy 4.2: Expand or relocate the County library in the City to increase library facilities to meet or exceed the County established standard.

MAINTAIN QUALITY WATER AND SEWER SERVICE

Potable water distribution and wastewater collection and treatment are provided to the City by the Moulton-Niguel Water District which serves the west side of the City west of Marguerite Parkway, and the Santa Margarita Water District which serves the rest of the City. The City's water and wastewater infrastructure is modern and no known deficiencies exist. As new development occurs, lateral water and sewer lines will need

to be installed. The maintenance of existing facilities will continue as the City ages.

As Southern California's demand for imported water grows, the conservation of water has become an important issue particularly during drought conditions. Water conservation can be accomplished at a local, as well as regional level. The following goal and policies are directed toward maintaining the quality of water and wastewater service in the City.

GOAL 5: Maintain a consistent level of quality water and sewer services.

Policy 5.1: Work closely with local water districts in determining future area needs.

Policy 5.2: Identify and implement water conservation programs.

Policy 5.3: Utilize reclaimed wastewater for irrigation wherever possible on public and private lands.

Policy 5.4: Encourage the use of drought resistant landscaping to reduce overall City water use.

Policy 5.5: Coordinate with the local water districts on the replacement of water and sewer facilities concurrent with other City capital improvement projects.

Policy 5.6: Ensure that adequate water and sewer service is available as new development occurs.

PROVIDE STORM DRAINAGE CONTROL

Storm drainage facilities are provided to the City under contract with the Orange County Flood Control District. The City's Master Plan of Drainage identifies existing facilities and deficiencies in the City and a program to correct known problem areas. As the City ages, the replacement of the storm drainage facilities will be necessary. The following policies are incorporated into this Element to ensure that local facilities are maintained and replaced as needed.

GOAL 6: Provide necessary storm drainage control.

Policy 6.1: Improve the existing storm drainage system by correcting identified deficiencies.

Policy 6.2: Develop a long-range program for the eventual replacement of aging drainage system components.

Policy 6.3: Develop, adopt, and administer stormwater management regulations which have the overall goal of maintaining the level of stormwater runoff no greater than that associated with increases in base flood elevations.

PROVIDE CONTROL OF SOLID WASTE

As landfills in the country rapidly reach their capacities and new landfills become increasingly more difficult to establish, the need to reduce the solid waste generation rate has become crucial. Local jurisdictions can work to reduce waste generated within their boundaries to decrease the rate at which local landfills are being filled. The solid waste in the City is collected by a private waste collection service under contract with the City, and is disposed of at the Prima Deshecha Landfill. The management of solid waste generation in the County is administered by the County of Orange General Services Agency Waste Management Program. County solid waste policies and programs are included in the County's Solid Waste Management Plan. Mission Viejo can cooperate with the County's Plan in reducing the amount of waste produced in the City by establishing goals and policies that complement the Plan's provisions.

GOAL 7: Provide necessary control of solid waste generation and disposal.

Policy 7.1: Develop a solid waste recycling program as required by State legislation to delay the need for development of new landfill sites.

Policy 7.2: Work closely with the County of Orange in developing strategies and programs to reduce the volumes of solid waste generated in the City.

Policy 7.3: Develop or participate in a City-wide curbside recycling program.

Policy 7.4: Encourage the placement of recyclable material drop-off stations in convenient locations throughout the City.

RELATED GOALS AND POLICIES

Goals and policies contained in the other elements of the City's General Plan are also important in addressing public facility issues. The provision of acceptable levels of service for law enforcement, fire protection, and paramedic services relate directly to the Public Safety Element. The provision of adequate storm drainage also relates to the Public Safety Element. The maintenance and establishment of new funding mechanisms for City services is an issue in the Economic Development Element that relates directly to this Element. The Land Use Element provides the land use designations for the location of the City's public facilities. Table PF-1 identifies the policies within this Element and how they relate to the other Elements within the General Plan.

**TABLE PF-1
PUBLIC FACILITIES POLICIES BY ELEMENT**

ISSUE AREA	POLICIES BY ELEMENT							
	Land Use	Housing	Circulation	Conservation/Open Space	Public Safety	Noise	Economic Developmt.	Growth Managemt.
Maintain acceptable levels of law enforcement, fire protection and paramedic services	2.1-2.8	4.1	1.1-1.13		4.1-4.4, 6.1-6.4		1.1-1.7, 2.1-2.5	2.1
Develop a Civic Center as a central government center	2.3						1.1-1.7, 2.1-2.5	2.1
Support quality education	2.10-2.12	4.1		1.11, 5.2		2.1-2.4	3.1, 3.3 – 3.4, 3.12	2.1
Provide quality library services	2.3	4.1					1.1-1.7, 2.1-2.5	2.1
Maintain quality water and sewer services	2.1-2.8	4.1		1.2, 1.4			1.1-1.7, 2.1-2.5	2.1
Provide necessary storm drainage control	2.1-2.8	4.1		1.1-1.3			1.1-1.7, 2.1-2.5	2.1
Provide necessary control of solid water generation and disposal	2.1-2.8	4.1					1.1-1.7, 2.1-2.5	2.1

(Table PF-1 revised per GPA2001-18)

PUBLIC FACILITIES PLAN

The Public Facilities Plan contains two components which constitute the public facilities within the City: public services and infrastructure.

INTRODUCTION AND SCOPE OF PLAN

Public services within the City include law enforcement, fire protection services, educational facilities, and civic, institutional and cultural facilities. Infrastructure includes those facilities necessary to distribute power (natural gas and electricity) or water (storm drainage and potable water). Infrastructure also includes wastewater collection/treatment facilities and solid waste facilities such as landfills. The Public Facilities Plan contains measures to ensure that an adequate level of service for public facilities is provided to meet the City's needs.

In addition to the provision of adequate facilities, the City is also concerned with the long-term maintenance of such facilities. The City's policy is to coordinate with the local service districts through adherence to the local master plans for public facilities. The public facilities in the City are provided and planned for under the County's Facilities Implementation Plan (FIP). The County service standards, adopted by Mission Viejo, are contained within the County's Public Services and Facilities Element of its General Plan and outlined in this Element.

The City's Land Use Element provides for public facilities under the Community Facilities land use designation. Figure PF-1 illustrates the locations of the public facilities in the City at build-out of the General Plan. The provision of these public facilities are a result of coordination with the County and the local service providers (e.g., school and water districts, etc.) to designate lands for the provision of needed facilities. The service standards and funding mechanisms for the provision of the individual public services are described below.

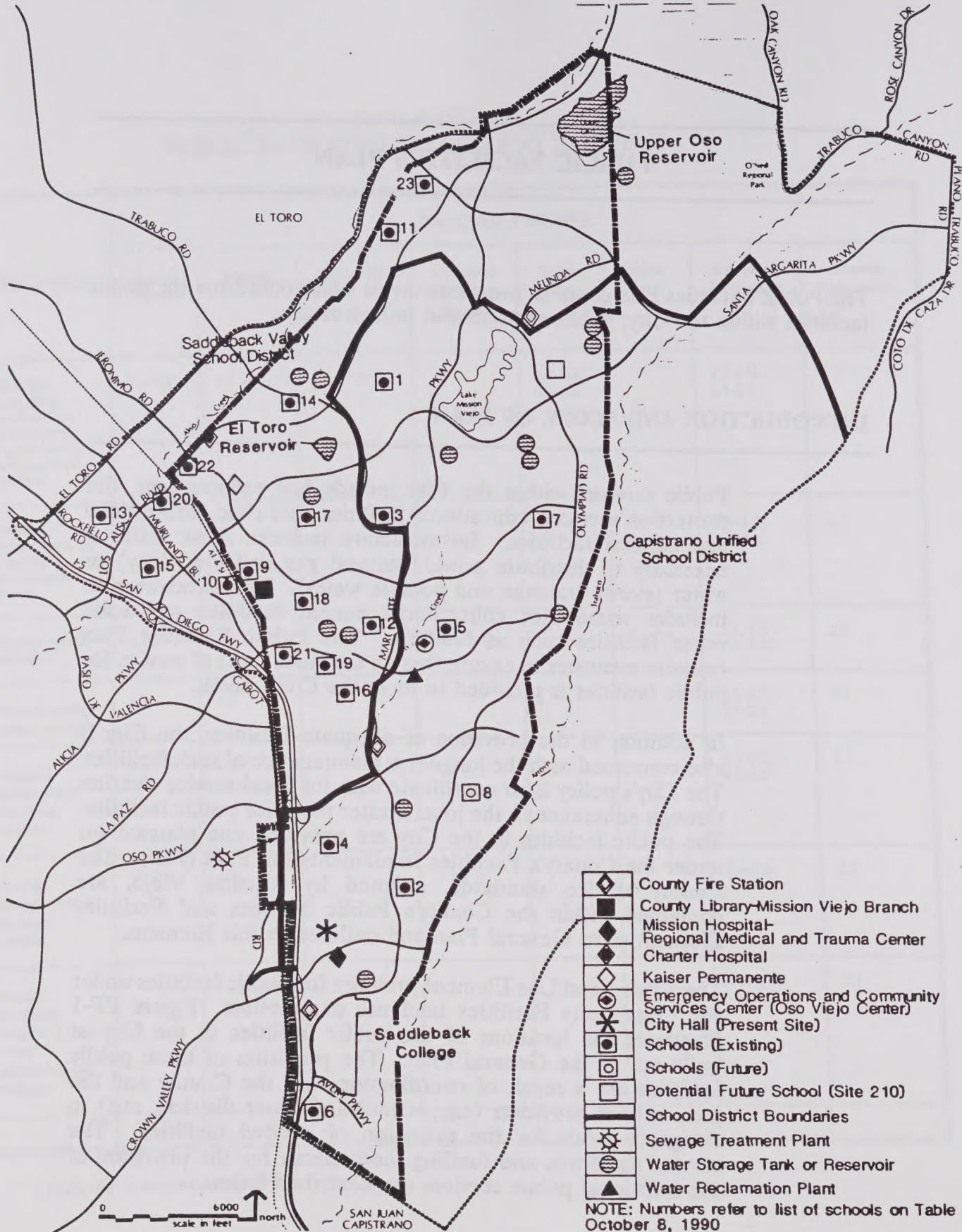


Figure PF-1
Public Facilities Plan

PUBLIC SERVICES

Most of the public services available to City residents are provided through contracts for services with the County of Orange. The County provides services for law enforcement, fire protection, and library facilities. It is important that the City maintain cooperation and coordination with the County departments which service the City so that an adequate level of service is maintained throughout the City. As the City approaches build-out, services may need to be expanded.

In order to maintain the quality of education available to City inhabitants, the City will also continue to coordinate with the school districts and their future school projection process. Standards are included within the Public Facilities Plan to maintain appropriate levels of service for educational facilities in the City.

Law Enforcement

The City's law enforcement is provided by the Orange County Sheriff-Coroner Department. The Sheriff substation that serves the City is located in Laguna Niguel and a second station is planned in the Rancho Santa Margarita community. County Sheriff facilities are funded through public facility development agreements as new development occurs. The County-wide service standard and Department goal is to respond within 20 minutes or less to a non-emergency and five minutes or less to calls of life or property threatening incidents in progress.

Fire Protection

Fire protection and paramedic services are provided through contract with the County Fire Department. At build-out of the City's General Plan, three stations will exist within the City as shown in Figure PF-1, although stations located outside the City will also respond to areas within the City. Response standards for fire protection under the County's Public Services and Facilities Element is a response within five minutes of dispatch. This response time standard of five minutes is for areas within the City. The response standard of ten minutes from dispatch for paramedic services is also achieved. Funding for fire protection is provided primarily through the Structural Fire Fund.

Educational Facilities

The public school system within the City was planned concurrently with the development of Mission Viejo, and in cooperation with the Capistrano Unified School District and the Saddleback Valley Unified School District. The City's educational facilities include three high schools, one continuation high school, two junior high schools, 13 elementary schools and one special facility for the handicapped within the City boundaries. A community college and associated library facilities are also located in the City as shown in Figure PF-1 and listed on Table PF-2.

Educational facilities in Mission Viejo are constructed based on projected student enrollment by students residing in the attendance area as derived from local development plans. Both school districts operate under their individual district Master Plans. The school districts require accurate population projections to arrive at projected student population figures for school facility planning purposes. City General Plan land use projections are necessary in determining what future school needs will be. The City's Land Use Plan provides important information to these districts for the planned development of needed facilities. The City cooperates with the districts in maintaining an adequate level of service and in providing a positive learning environment and quality education through the following standards:

- The City shall provide the school districts with timely and accurate data on development permits issued and development projections in order for the districts to determine future educational needs throughout each school district.

The school districts that serve the City also contribute to the City's open space and recreational system. The City has agreements with the local school districts for the joint use of school recreational facilities for parkland as described in the City's Conservation/Open Space Element of the General Plan.

Library Facilities

Library services are provided in the City as part of the Orange County Public Library system which comprises a region-wide library system. The Mission Viejo branch library is expected to be relocated to a larger facility or expanded, under the County's FIP, prior to 1995. The County has set aside funds in its 1989-

**TABLE PF-2
EXISTING AND FUTURE SCHOOLS**

EXISTING		FUTURE	
Capistrano Unified School District			
1	Barcelona Hills Elementary	8	Bathgate
2	Carl H. Hankey Elementary	8a	Potential Site 210
3	Castille Elementary		
4	Viejo Elementary		
5	Fred L. Newhart K-8		
6	Capistrano Valley High		
7	Philip Reilly Elementary		
Saddleback Valley Unified School District			
9	Cordillera Elementary		
10	Del Cerro Elementary		
11	Del Lago Elementary		
12	de Portola Elementary		
13	Gates Elementary		
14	Glen Yermo Elementary		
15	La Tierra Elementary		
16	Linda Vista Elementary		
17	Montevideo Elementary		
18	O'Neill Elementary		
19	La Paz Junior High		
	Esperanza Trainable Mentally Retarded School		
20	Los Alisos Junior High		
21	Mission Viejo High		
22	Silverado Continuation High		
23	Trabuco Hills High		

Note: Numbers adjacent to schools are location references for Figure PF-1, Public Facilities Plan.

1990 and 1990-1991 budget for a survey to identify potential sites. The standard for library services for the entire south County area is 0.2 square feet of library space per capita which is projected to be met under the County's FIP by the year 2010 with the enlargement of the Mission Viejo branch. Additional County criteria adopted by the City for the location of library facilities are:

- Libraries should be located centrally within the communities to be served.
- Libraries should be located within a three-mile radius of the communities they serve.
- Library facilities should be designed to maximize cost construction effectiveness.

Library funding is provided by the County's Development Fee Program for Fire Stations and Public Libraries and public facilities development agreements for new development. School funding sources are from State bond acts which allow school districts to levy fees on new development projects and from the Mello-Roos Community Facilities District (CFD 87-1) which established assessment districts throughout the City.

Civic/Medical/Cultural Facilities

As directed by the policies contained in this element, the City will establish a civic center to house the City's governmental operations. The following standards will apply to the placement and function of the City's civic center:

- The civic center shall be located in a convenient location to serve the City's inhabitants.
- Government operations shall be centralized to the extent feasible.

Medical services, including paramedics, trauma care, and health maintenance, is provided to City residents at three hospitals located within the City boundaries. Mission Hospital is a regional medical and trauma center located on Crown Valley Parkway. A Kaiser Permanente health maintenance organization facility and the Charter Hospital, a psychiatric care facility, are also located in Mission Viejo.

INFRASTRUCTURE

The City's infrastructure (water, power, and sewage distribution systems and storm drainage system) was pre-planned and constructed as the community of Mission Viejo developed. Therefore, the City's infrastructure was designed to meet the demands of the City's development. An important aspect of this Public Facilities Plan is its reliance on conservation to reduce the City's demand on local infrastructure, particularly water systems and solid waste disposal.

As the undeveloped areas in the eastern portion of the City develop, new infrastructure, based on approved master plans, will be required to serve the new development. The policies contained in the Element emphasize coordination with service providers so that new infrastructure is installed as development occurs. Figures PF-2 through PF-7 depict the existing and future facilities for the distribution of potable water, the collection of urban runoff, the treatment of sewage, and the provision of electricity, natural gas, and cable systems. The City's MEA and various facility plans provide the technical information and master plans to insure the adequate provision of these facilities. The maintenance of existing infrastructure is also emphasized as an important City goal.

Water Distribution

Potable water is provided to the City through a complex water distribution system directed by several agencies. This system is described within the City's MEA. Three water districts have facilities within the City, the Moulton Niguel Water District, the El Toro Water District, and the Santa Margarita Water District. The district boundaries, within the study area, are shown in Figure PF-2. Most of the water distribution facilities in Mission Viejo were installed relatively recently and are adequate to serve the community. Figure PF-3 illustrates the City's facilities as contained in the water districts' master plans. The City is primarily concerned with the conservation of water and the ability to take full advantage of the City's water resources.

Water Reclamation Standards: The City's residents can help to reduce demands on the imported water system in cooperation with the local water districts' efforts to reclaim wastewater for landscape irrigation purposes. The City will support the local

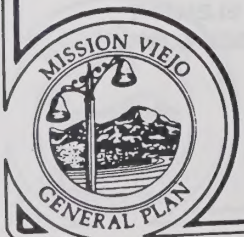
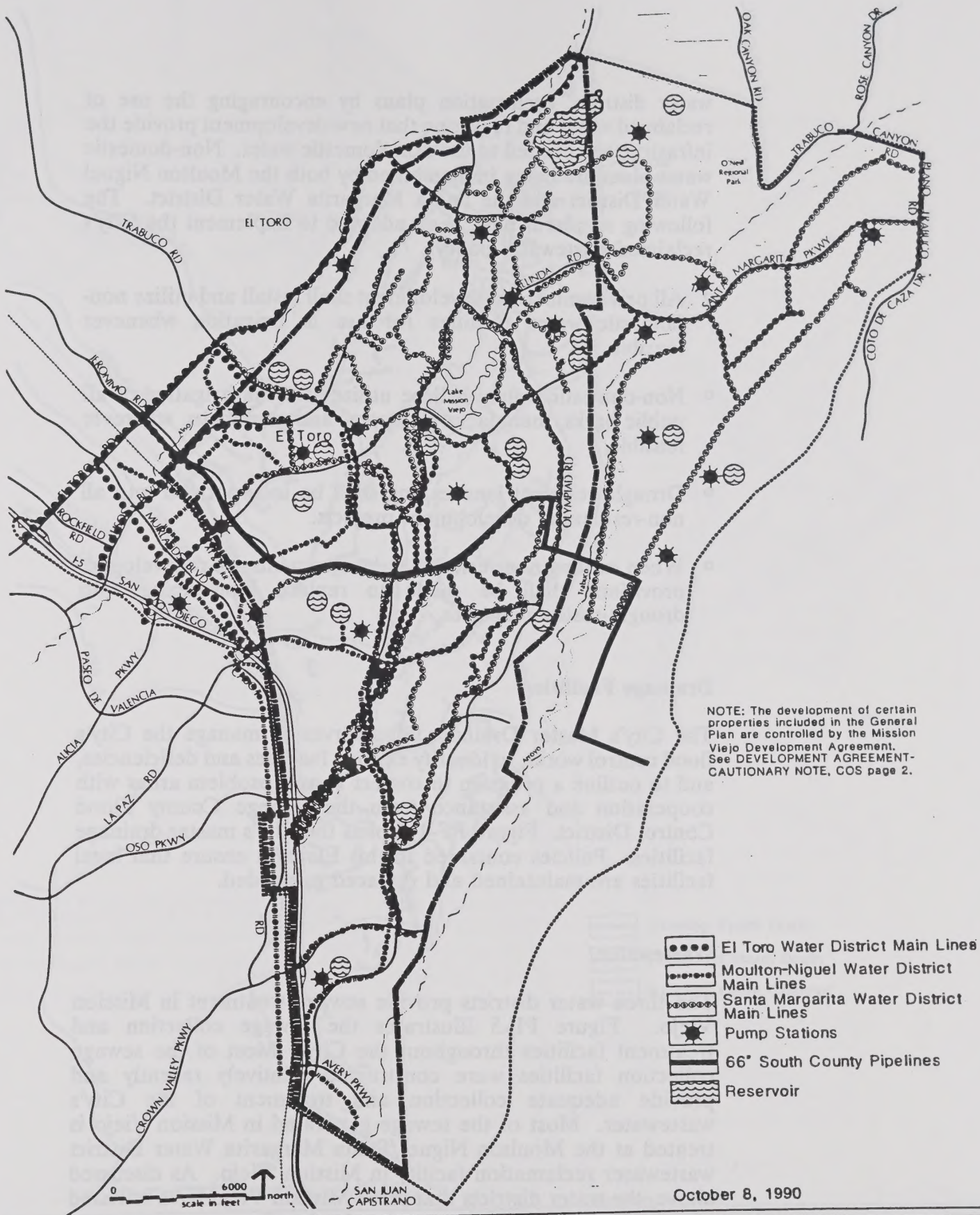


Figure PF-3
Potable Water Distribution Facilities

water districts' reclamation plans by encouraging the use of reclaimed water and requiring that new development provide the infrastructure needed to use non-domestic water. Non-domestic water plans are being implemented by both the Moulton Niguel Water District and the Santa Margarita Water District. The following standards have been adopted to implement the City's reclaimed wastewater policy:

- All new commercial development shall install and utilize non-domestic water facilities for use in irrigation whenever feasible.
- Non-domestic water shall be utilized for the irrigation of all public parks, manufactured slopes, and greenbelts, wherever feasible.
- Drought-resistant landscaping shall be incorporated into all non-residential development projects.
- When existing non-residential developments are redeveloped, provisions shall be made to replace landscaping with drought-resistant species.

Drainage Facilities

The City's Master Drainage Plan serves to manage the City's flood control works, to identify existing facilities and deficiencies, and to outline a program to correct known problem areas with cooperation and assistance from the Orange County Flood Control District. Figure PF-4 depicts the City's master drainage facilities. Policies contained in this Element ensure that local facilities are maintained and replaced as needed.

Wastewater

The three water districts provide sewage treatment in Mission Viejo. Figure PF-5 illustrates the sewage collection and treatment facilities throughout the City. Most of the sewage collection facilities were constructed relatively recently and provide adequate collection and treatment of the City's wastewater. Most of the sewage generated in Mission Viejo is treated at the Moulton Niguel/Santa Margarita Water District wastewater reclamation facility in Mission Viejo. As discussed above, the water districts that serve Mission Viejo have initiated water reclamation programs whereby locally generated waste-

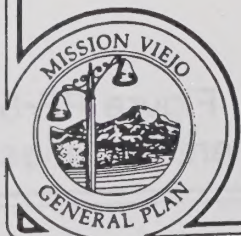
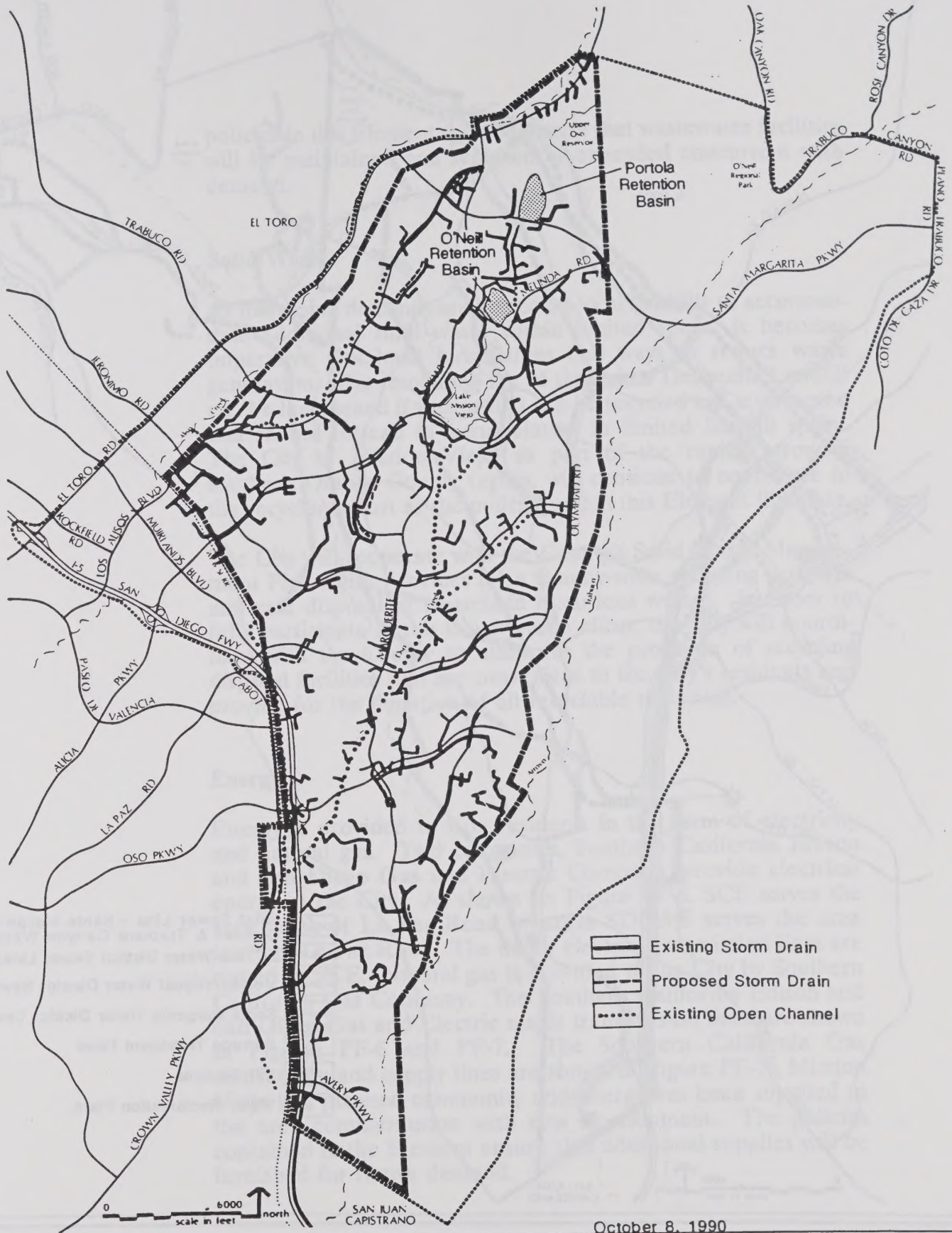


Figure PF-4
Master Drainage Facilities

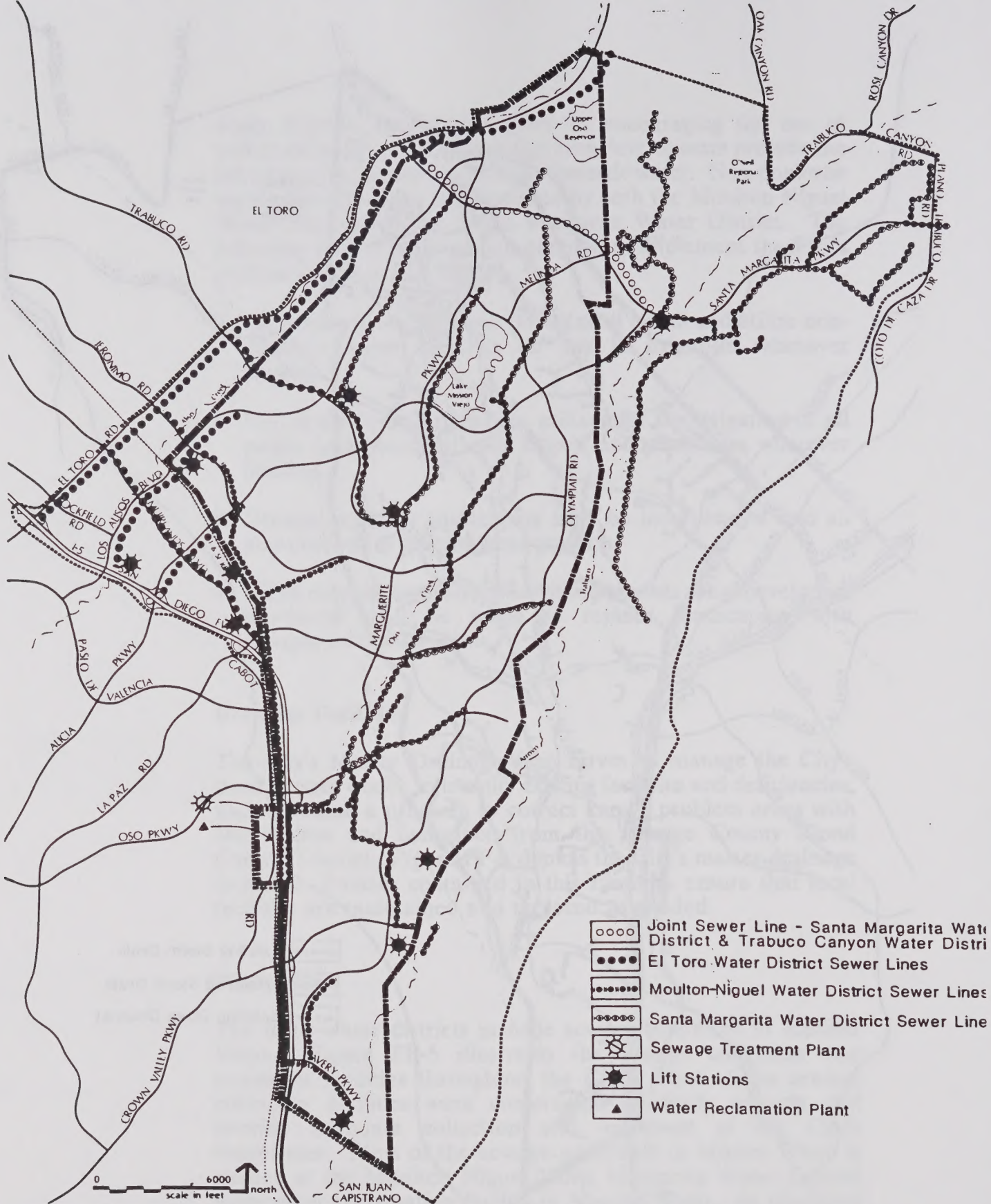


Figure PF-5
Sewer Collection/Treatment Facilities

policies in this Element serve to ensure that wastewater facilities will be maintained and replaced or expanded concurrent with demand.

Solid Waste

As increasing demands are placed on local landfills to accommodate additional solid waste within limited space, it becomes imperative that local jurisdictions find ways to reduce waste generation. The remaining life of the Prima Deshecha Landfill can be lengthened if wastes that can be recycled are intercepted and reused instead of accumulating in limited landfill space. The City of Mission Viejo, as part of the rapidly growing southern Orange County region, will continue to contribute to the recycling effort as the policies within this Element illustrate.

The City will cooperate with the County's Solid Waste Management Plan which provides for a County-wide recycling program and safe disposal of household hazardous wastes. In order to fully participate in this County-wide effort, the City will coordinate with the County to allow for the provision of recycling disposal facilities that are convenient to the City's residents and provide for the donation of all recyclable materials.

Energy

Energy is provided to City residents in the form of electricity and natural gas. Two companies, Southern California Edison and San Diego Gas and Electric Company, provide electrical energy to the City. As shown on Figure PF-6, SCE serves the area north of La Paz Road, whereas SDG&E serves the area south of La Paz Road. The major electric transmission lines are owned by SCE. Natural gas is provided to the City by Southern California Gas Company. The Southern California Edison and San Diego Gas and Electric major transmission lines are shown in Figures PF-6 and PF-7. The Southern California Gas distribution and supply lines are shown in Figure PF-7. Mission Viejo is a planned community and energy has been supplied to the area commensurate with new development. The policies contained in the Element ensure that additional supplies will be furnished for future demand.

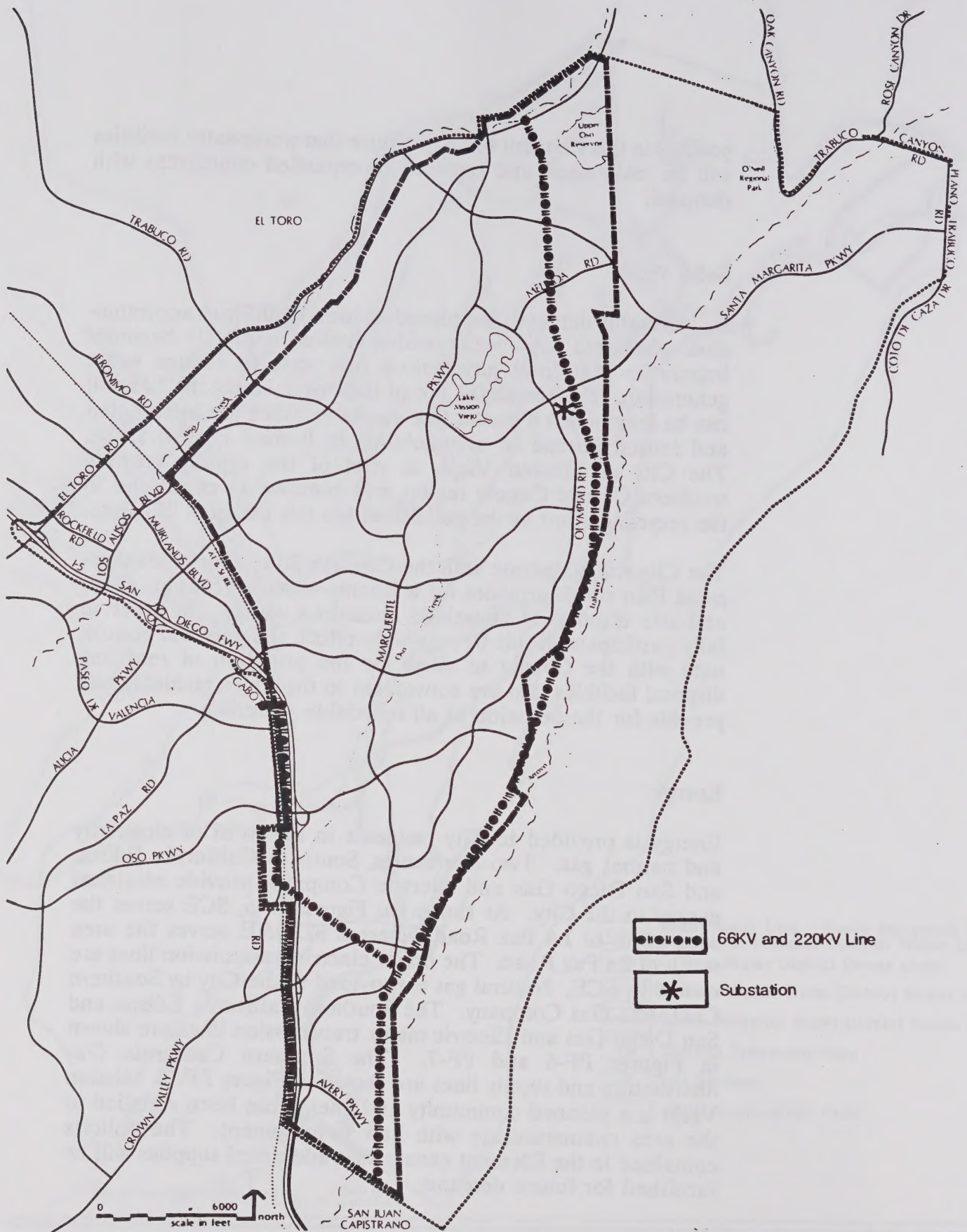


Figure PF-6
Overhead Major Electrical
Transmission Lines

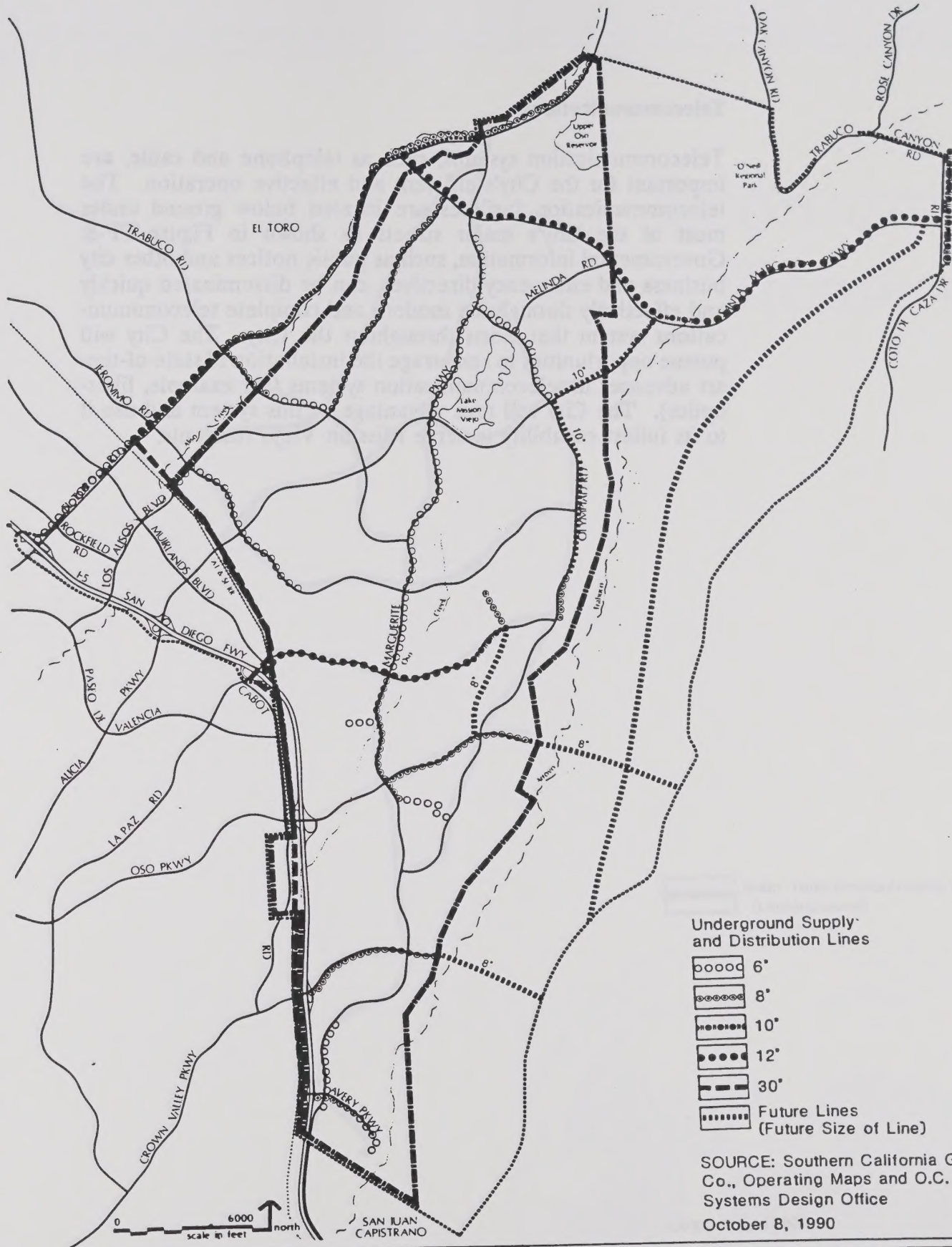


Figure PF-7
Natural Gas Lines

Telecommunications

Telecommunication systems, such as telephone and cable, are important for the City's efficient and effective operation. The telecommunication facilities are located below ground under most of the City's major streets as shown in Figure PF-8. Governmental information, such as public notices and other city business and emergency directives, can be disseminated quickly and effectively through the modern and complete telecommunications system that exists throughout the City. The City will pursue opportunities to encourage the installation of state-of-the-art advances in telecommunication systems (for example, fiber-optics). The City will take advantage of this system and use it to its fullest capability to serve Mission Viejo residents.



Figure PF-8
Telecommunication Lines

Economic Development Element



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INTRODUCTION TO THE ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element of the General Plan sets future direction for economic development planning and program efforts. This element is characterized under State planning law as an optional element. This element is a comprehensive update to the City's first Economic Development Element adopted on October 8, 1990.

PURPOSE OF THE ECONOMIC DEVELOPMENT ELEMENT

The purpose of the Economic Development Element is to maintain and enhance the economic character of the community while providing for a stable annual budget. The element establishes a consistent set of policies which provide general direction on how the community can form resources to retain local businesses, attract new businesses, support the tax base, and sustain the ability to provide public services for existing and future residents. The element serves a vital need by relating community land use and other quality of life objectives with goals and policies directed to the improvement and strengthening of the local economy.

SCOPE AND CONTENT OF THE ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element consists of economic and fiscal goals and policies for the City. The structure of the City's economy plays an important role in the physical development of a planning area and the stability of a local tax base. The Economic Development Element is intended as a dynamic component of the General Plan. The element is directed at a wide range of economic issues that will not all need to be dealt with simultaneously, but at various stages of the community's evolution and even on a repetitive basis. Therefore, the economic goals and policies are of such general nature as to encompass the directed scope of specific program efforts described in the Economic Development Strategy Plan whenever and as often as they must be undertaken. Finally, it should be noted that many the research data projections and policies cited in the Economic Development Element are based on an Economic Development Strategy Report dated November 2000 prepared by Economic Research Associates.

COMMUNITY ECONOMIC OVERVIEW

This section of the Economic Development Element provides background discussion that will help guide the formulation of the City's goals and policies. Included in this examination are historical perspectives of the local economy, current economic trends, projected economic trends, and employment characteristics and demographics.

HISTORICAL PERSPECTIVE OF THE LOCAL ECONOMY

In 1990, the City's population was 72,820 persons and the community was approximately 75% built-out. Quality housing, commercial, office and industrial projects constructed at that time generated a fiscally viable tax base that benefited the City's ability to provide community resources. Mission Viejo had a relative shortage of local employment opportunities despite the City's proximate location within the employment rich area of South Orange County. A disproportionately low level of local employment opportunities contributed to long employment commutes endured by a majority of the resident workers. In 1990, the retail environment in Mission Viejo was characterized by a strategically located regional mall, commercial community centers, and over 30 neighborhood and convenience centers, as well as numerous freestanding retail facilities offering a wide range of goods and services. There were also many vacant and underutilized properties with excellent freeway visibility and development potential in the City. The City was well represented in terms of small shops and businesses with the greatest opportunity for retail development among anchor-related retail sectors including general merchandise, home improvement, and food stores. Despite a high level of retail representation, the City achieved less than 75.0 percent of the taxable retail sales potential consistent with the community's population base. Reasons for retail sales performance below levels consistent with Citywide expenditure potential include underutilized commercial properties along the I-5 Corridor, undersized anchor space in strategic neighborhood centers, tactical location of competitive facilities outside City boundaries, and under representation of certain retail goods or product strata.

Mission Viejo sustained extraordinary growth in the 1990's despite the protracted real estate recession and County of Orange bankruptcy of the early and mid 1990's. Census 2000 identifies a population of 93,102 persons which represents a 27.8 % increase in population since 1990. Major developments since 1990 include

renovation and expansion of the Shops at Mission Viejo Mall, Kaleidoscope retail/entertainment center, Mission Viejo Freeway Center, Home Depot, four new auto dealerships, expansion of Mission Hospital Regional Medical Center, build-out of Saddleback Technology Park, near build-out of High Park Business Center, Mission Ridge office complex, and the Mission Viejo Library.

CURRENT ECONOMIC CONDITIONS

In 2000, the South Orange County market area contained 11 percent of total Orange County office inventory. During 1999, approximately 433,000 square feet of new net rentable floor space was added to the market area. Vacancy rose from 5.5 percent in late 1997 to 8.5 percent in late 1999. Construction under way in mid 2000 was expected to add 1,540,000 square feet of new office floor area. During the period from 1994-1999, the total net addition to floor space was approximately 407,000 square feet. This amount included the construction of 232,000 square feet of new floor space in Mission Viejo at the Legacy Partners Mission Ridge project adjacent to the I-5 Freeway. This suggests that some office floor space fell out of inventory. No new office space was constructed in the sub-market area for about four years. The sudden significant run-up in asking rents spurred new construction that was expected to add about 1.5 million square feet to the inventory. In 2001, the office market has slowed considerably due to changing market conditions.

The South Orange County marketplace holds roughly 12 percent of Orange County industrial floor space inventory. An estimated 3.47 million square feet of floor space was added in the sub-market during 1998, followed by nearly 9 million more in 1999. Also, roughly 0.76 million square feet of new floor space was under construction. Vacancy rates increased to 16 percent as additional floor area built in 1999 was added to the market. During the period from 1994-1999, total net additions to floor space had been about 11.8 million square feet, or a 63 percent cumulative increase since early 1994. Asking rents increased after late 1995. Huge additions to inventory now being delivered may result in both capture of tenants from elsewhere and a slowdown in planned new construction. In mid 2000, the South Orange County market had a 12 percent vacancy rate as compared to a 10 percent countywide rate.

Of interest is the 1999 Retail Sales Analysis Report for Orange County Cities prepared by Ultra-Research, Inc. dated December 28, 2000. The report is published every year and reports on prior year data. The report discusses 1999 taxable sales and individual Orange County city 1999 Taxable Sales Analysis. Particular focus is placed in the report on estimating the potential retail sales leakage (sales tax leakage) or a total taxable retail sales basis and specifically, on the basis type of

retail store. In this context, “retail sales leakage” is defined as the difference between the total county experience, on a per capita basis, for a particular taxable retail sales category. According to the report, the taxable retail sales leakage for Mission Viejo has decreased slightly over the previous year (1998), probably as a result of increased sales at The Shops at Mission Viejo mall due to the renovation and expansion. The City of Mission Viejo has a sales tax leakage of 28% (for comparison, in 1990, the City’s sales tax leakage was 39%). The City was specifically light in the areas of auto dealers and suppliers, eating and drinking establishments, and home furnishings and appliances.

PROJECTED ECONOMIC CONDITIONS

The strengths of contemporary economic activities in Mission Viejo are due largely to the proactive initiatives that City management and elected leadership have taken together with the business community during the past decade. Simultaneously, however, market forces and technological developments challenge many of the assumptions that things will remain the same. Big corporations no longer generate job growth at the same scale that smaller firms are doing. Nontraditional job locations are more prevalent. Economic development wealth is no longer solely the capture of retail and taxable sales volumes, although it is key to municipal revenues. The value of residents’ income is what sustains the higher quality, higher value communities. Hosting and partnership in growth of the small, locally-based, high-growth firms appear to yield much greater contemporary results in terms of opportunities for employment and in the creation of clusters of similar type firms in the same environments. The creation of “intellectual property” has become a leading component of wealth in fields such as design, music, literature, and consulting services. The electronic transfer of intellectual property is now one of the evolving imperatives for business growth and change.

Mission Viejo is near build-out and it’s quite possible that the City has arrived at a point where it meets the demands of the contemporary market. The City will need to attract significant additional sales volumes from discretionary expenditures by newly arriving residents in the City, in the “eastern areas” such as Ladera, and elsewhere in South Orange County. The growth in taxable retail sales has steadily increased since 1990 and should continue to increase due to the recent expansion of the Shops at Mission Viejo Mall. Also of note are the changes in average annual sales growth for the period between 1990-1997. The strongest performance has been created by the sale of building materials and home improvement goods, as well as in the specialty retail types which are collected in the “other” retail sales categories. During the same time frame, however, home furnishings and appliance sales, and apparel sales (by apparel stores) have fallen.

All of this contemporary, trend line information, which generally defines very positive retail business volumes and sales captures by Mission Viejo from its residents and from surrounding regional residents, is in the process of being challenged by oncoming retail distribution changes. In the early 1990's internet retail sales did not exist. In 2000, internet retailing gained at least 4 percent of retail sales. When combined with catalog/TV sales, the amount is approaching 10 percent and will grow. Much of the internet retailing growth lies in the discretionary purchase of entertainment goods including books, music, video, and the onset of the ability to download such products directly via electronic communications. This movement directly competes with the simultaneous rise of urban entertainment centers that feature retail goods and services that are entertainment driven.

Mission Viejo contains nearly 20% of all office space in South Orange County. While the office market is slow, it is likely that more people will work at home which could affect future office development and growth.

Recent growth from vehicle volumes on the three primary freeways and tollways (I-5, San Joaquin Hills Transportation Corridor, and the Foothill Transportation Corridor) in and adjacent to Mission Viejo is expected to increase as South Orange County continues its fast pace of development. Continued growth is also expected to occur in new planned communities such as Ladera situated easterly of the City. Other growth factors which could affect the City's projected economic conditions include the future Laguna Niguel/Mission Viejo commuter rail station, fiber optic network, and telecommuting facility at the Mission Viejo Library. A probable future for Mission Viejo is the capture of market business volumes due to transportation and rail improvements in the area and the growth of new communities easterly of the City.

A review of the rough scale of firms in the City by average number of employees presents a surprising view. Given that more than 75 percent of contemporary job growth comes from smaller firms, it is important to note that a very large number of the nearly 3,000 firms in Mission Viejo have modest numbers of employees. Thus, it is important to continue to underline the importance of a "business friendly" series of policies which will invite and sustain the founding and growth of small firms.

The jobs that will come from South Orange County growth, which will be located in Mission Viejo, can be expected from the construction trades and construction technologies, from the growth of education, and in the utility services sectors. Additionally, higher value manufacturing and the design and delivery of goods and services will play strong roles in job development in the City and its immediate environs. It's anticipated that the vast scale of recent industrial floor space growth

really means that large floor areas in South Orange County are likely to be occupied by office park type tenants. Highly flexible buildings built elsewhere in Orange County in the past five years, demonstrate this phenomenon. While much has previously been written about the clustering of new technologies, the dependability of electronic communications strongly suggests that new technology companies need not be intensively clustered but, in fact, may create their own new and oncoming clusters in peripheral locations such as are developing in the South Orange County.

EMPLOYMENT CHARACTERISTICS AND DEMOGRAPHICS

Mission Viejo has sustained extraordinary growth during the 1990's. For the period between 1990 and 2000, the City added 20,282 residents, or roughly a 28 percent increase. Approximately 6,615 of these residents were added through annexation of the Aegean Hills community in 1992. The median age has moved up by nearly 5.2 years to 37.5. Personal income growth, stagnant or declining in the early 1990's, has rebounded. Mission Viejo enjoys strong median household and median family incomes. The number of employed residents has grown by more than 11,000 persons, or roughly 28 percent, in the period 1990-1998. As of March 2001, the California Employment Development Department projected a labor force for Mission Viejo of 46,240 persons of which 45,580 persons were employed and 660 persons were unemployed; this equates to an unemployment rate of 1.4 percent. Seventy-eight percent of employed Mission Viejo residents hold white-collar jobs. Nearly 19 percent of employed residents are engaged in manufacturing, 15 percent are involved in retail trade jobs, and one third of the employed residents perform professional and other types of services. The educational attainment of the work force in 1998 demonstrates a strong 50 percent of the resident employees having some form of college degree. When all persons with college education are considered, the number rises to 77 percent.

The housing lifestyle in Mission Viejo has continued to be nearly 80 percent owner occupancy. Indications are that this choice will continue so long as the real estate product is available. Seventy five percent of all existing housing units are single-family detached homes.

The enormously rapid growth of Orange County has brought renewed vigor in the office and industrial space markets. By the end of 1999, roughly 6 million square feet of rentable office space was in inventory in South Orange County. This can be compared to 30.5 million square feet of industrial, warehousing, and research and development floor space. In the retail sector, larger property owners have been repositioning regional malls to become newly energized, super-regional malls

including significant commitments to urban entertainment floor spaces. The super-regional malls all tend to be moving toward high-end retail goods and are also emphasizing increased “lifestyle” discretionary goods and services and significant entertainment and dining.

The recovery from the real estate recession was rapid in South Orange County until 2001. There were rapid increases in asking rents for office space and an extraordinary amount of new floor space being added by construction for industrial usage. Approximately 407,000 square feet of net additional floor space was added to office inventories during the period 1994-1999, while there was a 63 percent cumulative increase in industrial floor space since early 1994. Very recent evidence suggests that industrial floor spaces will be positioned more competitively in the marketplace in order to secure tenants. In 2001, the market has slowed considerably due to changing market conditions.

ECONOMIC ISSUES FACING THE COMMUNITY

The economic and fiscal environment characterizing Mission Viejo can be generally described by the following issues.

LAND USE CONSIDERATIONS

a) Land Use Inventory and Analysis

The City of Mission Viejo will be built-out in 2002. As cities mature, it's expected that properties will recycle to similar or different land uses over time.

The Mission Viejo Land Use Element provides for 17 land use categories or designations. Four of these designations are established for residential development, ranging from low density single-family to high density multiple-family development. Four commercial designations, one office, one industrial and a community facility category are included. Additionally, a special intensive overlay designation is provided to allow the most intensive development in the City for the commercial/office/community facility core in the Crown Valley Parkway/I-5 area. Generally, the borders of the Commercial Intensive Overlay Area include the Southern California Edison Easement (which crosses Crown Valley Parkway) to the north, Marguerite Parkway to the south, Medical Center Road to the east, and the Interstate 5 Freeway to the west. Three mixed use districts are established to offer some flexibility in providing complimentary commercial, office, residential, and community facility uses. Parkland and open space areas are combined under the recreation/open space designation. Major transportation facilities are included in a single transportation corridor category. The maximum allowable development intensity on individual parcels of land for commercial, office, and industrial properties ranges in floor area ratio (FAR) from .25:1 to 1.7:1. The overall intensity of development within the City of Mission Viejo is low, although certain commercial areas, like those along Crown Valley Parkway are of medium intensity. For various reasons, not every parcel in the City has in the past, nor will it in the future, develop to the maximum allowed intensity. The assumed overall development intensity for commercial, office, and industrial properties ranges in FAR from .25:1 to .50:1. As the City continues to grow, the City will promote an economic development strategy that maintains the existing distribution of land uses within the City, while encouraging non-residential activities that will provide revenue for the City and employment opportunities for existing and future residents.

b) Infrastructure

By 1999, a significant portion of the built housing inventory had come of age. Approximately 38 percent of the existing housing inventory is between 20 and 30 years old. It is estimated that 30 percent of the public infrastructure is now more than 30 years old, having been built before 1970. Cumulatively, it is believed that roughly 65 percent of all public infrastructure is now more than 20 years old, having been built before 1980. Indicators of public infrastructure age can be seen from the dates key educational and economic activity centers opened in the City. In other words, the City of Mission Viejo is approaching a time when it will need to identify and sequester larger amounts of public capital for the repair and replacement of the public infrastructure.

The City has been fortunate in the past to be able to fund the City's street improvement needs with gas tax, Measure M, and other outside funding. However, the Measure M program has a limited life. It is scheduled to expire in 2011.

The City is well known for its master planning and development of public, quasi-public, and private recreation and community facilities and activities serving the residents of the City. These community facilities include recreation and community centers, athletic fields and parks, golf courses, riding and hiking trails, regional bike paths, lakes and reservoirs, churches, hospitals, schools, and government and library facilities. Some of these facilities are over 30 years old. The City will continue to plan for the recreation and community service needs of the community. Over time, these facilities will require reinvestment and rehabilitation to meet the future needs of residents.

The capacity of existing and planned infrastructure needs for water, sewer, telephone, and cable television has been planned to accommodate future growth. However, the City will need to focus its attention on water quality management and monitor electricity. The City will be taking a proactive approach with neighboring cities and the county to address the regional problem of urban runoff and drainage. Additionally, the energy crisis facing the State in early and mid 2001 appears to be waning. The City relies on the financial stability of the two electric utilities serving the City (SCE and SDG&E) not only to provide adequate power for its own needs and those of local homes and businesses, but also as a component of its annual budget review. In calendar 2001, franchise fee revenues paid to the City by the two electric companies serving Mission Viejo total about \$550,000 annually. It is hoped that the State will address long term pricing and supply issues to avoid the negative effects that either a prolonged electricity problem or the fear of a recurrence of such a problem could have on the State's ability to retain and attract major businesses and industry.

FINANCING AND FISCAL CONSIDERATIONS

a) Financial Policies

The City prepares an update to its long-range Master Financial Plan (MFP) every two years. The MFP consists of a trend analysis section (which includes analysis of past trends and comparisons with other comparable cities) and a seven year financial plan (which projects revenues, operating expenditures, capital projects and reserve requirements for the General Fund). The plan update serves as the starting point for development of the following two year budget.

In July 1992, the City Council adopted a set of Management and Budget Policies to guide the City's financial administration and to provide continuity for the City's future through changes in City Council and/or city staff. These policies are amended from time to time and include policies related to revenue, reserves, cash management, capital and debt management, operating budget, employee compensation, capital improvement program, and long range financial planning.

The City's Department of Administrative Services prepares a Comprehensive Annual Financial Report (CAFR) for each fiscal year. The CAFR reviews financial and statistical information about the City including current and projected economic conditions and trends, major accomplishments and initiatives, and comparable statistical data for expenditures, revenues, taxes, and debt.

In December 1996, the City of Mission Viejo's budget was changed from an annual to a two-year basis. Within the biennial budget cycle are two distinct fiscal years, each of which begins on July 1 and ends on June 30. Funds for these fiscal years are appropriated one year at a time. The budget is the City's main financial plan that identifies revenues and expenditures for the specific types and levels of services to be provided during a specified period of time. The budget serves to present a clear picture of the types and costs of services the City provides to the public and provides City management staff with a financial and operating plan that conforms to the City's accounting system.

Funding for the City's budget comes from several different sources. The General Fund is the primary operating fund. It provides for such basic government services as police protection, street and park maintenance, and planning and building services. The principal revenue sources for the General Fund are property taxes and the City's share of State sales tax. Another fund group is Special Revenue Funds, which represent revenues legally restricted for expenditures for specific purposes, such as gas taxes, which are restricted to street-related costs. The City also utilizes Enterprise Funds, to account for services financed in large part by user charges and

for which income measurement is important. The City accounts for its animal services program in this fashion.

The expenditures within the budget are divided into two groups: the Operating Budget, representing the costs to deliver basic municipal services; and the Capital Improvement Program (CIP) Budget, for the acquisition, expansion, or rehabilitation of Mission Viejo's physical assets. Operating Budget expenditures are organized by program (i.e. expenditures are clustered to show the cost of the service being provided, not strictly by organizational units). Each program budget is in turn further broken down into one or more of the following expenditure categories: personnel services, operations, capital outlay, debt service, and operating transfers. Personnel Services reflects the costs of staff salaries, overtime, medical benefits, and retirement. Operations include the costs of service contracts, consultants, office supplies, small equipment, dues, travel, and training. Capital Outlay consists of the costs of office furnishings, equipment, vehicles, and improvements. The Capital Improvement Program Budget represents an assessment of the near-term infrastructure and other capital improvement needs of the community. The CIP budget is made up of several different projects, examples of which include sidewalk repairs, rehabilitation of arterial highways, and structural modifications to City facilities. Longer-range CIP needs are addressed in the City's Master Financial Plan.

In response to the Orange County bankruptcy in 1994, the City Council formed an Investment Advisory Commission. The Investment Advisory Commission oversees the implementation of the City's and the Community Development Agency's investment programs, assuring the consistency of these programs with the investment policies of both agencies and recommending changes to the investment policies for consideration by the City Council and the Agency Board.

b) Mission Viejo Community Development Agency

In 1991, the City of Mission Viejo created a Community Development Agency in accordance with California Community Redevelopment Law, Health and Safety Code Section 33000, et. seq. On July 13, 1992, the City Council adopted Ordinance No. 92-86, adopting a Community Development Plan for the Mission Viejo Community Development Project Area located in the southern end of the City. The Community Development Project Area encompasses approximately 1,000 acres of commercial, industrial, residential and public uses. The boundaries of the Area include properties between Cabot Road and the OCTA Metrolink Railroad right-of-way on the west and Interstate 5 Freeway on the east, south of La Paz Road; properties along Puerta Real, Las Ramblas, and La Alameda; and all nonresidential properties in the City from Southern California Edison easement to the southern City boundary.

The Community Development Plan is designed to correct public infrastructure and facility deficiencies, and improve the traffic circulation system to accommodate current community requirements and future economic development. The Plan does not initiate any changes in land uses nor does it directly implement any specific development proposals. The Plan is intended to be implemented over a 40 year period.

The City has used redevelopment techniques to partner with private developers and property holders to achieve the new construction or expansion and modernization of more than 1.6 million square feet of retail space in Mission Viejo. This includes the 215,000 square foot Kaleidoscope retail/entertainment center, the 290,000 square foot Mission Viejo Freeway Center, and the current modernizing and expanding of The Shops at Mission Viejo Mall at more than 1,090,521 square feet. Owner participation agreements have also been made with Comp USA, Best Buy, Lexus, Infiniti, and Saab. Other rehabilitation or financial assistance may be made in future years to assist local businesses.

The Community Development Agency's Five Year Implementation Plan (2000-2004) identifies proposed non-housing and housing programs to meet the Agency's goals and objectives, including without limitation undertaking additional projects cited in the Community Development Plan, to eliminate blight in the community. Non-housing programs include: 1) improvements to the Crown Valley Parkway Interchange with the Interstate 5 Freeway; 2) reconfiguring the intersection of Crown Valley Parkway at Marguerite Parkway; 3) completing the construction of a bridge over the OCTA Metrolink railroad tracks thereby providing a connection between Camino Capistrano and Cabot Road; 4) construction of the Laguna Niguel/Mission Viejo commuter rail station at the end of Forbes Road in the City of Laguna Niguel; 5) widening of Crown Valley Parkway to eight lanes between Puerta Real and Jardines; and 6) assisting businesses as required for business expansion or development in the Project Area via commercial rehabilitation and owner participation agreements. Housing programs include: 1) implementation of a Housing Rehabilitation Program to maintain the quality of housing in neighborhoods for low and very low income households by providing deferred loans and/or grants for housing rehabilitation to owner occupants; 2) an affordable housing outreach program to meet the City's regional housing need allocation (RHNA) for all income groups with specific focus on low and very low income families and individuals; 3) a Mortgage Credit Certificate Program to assist first time home buyers by obtaining a federal tax credit of 15% of the interest paid on the mortgage to buy a home; 4) a Shared Equity Program to help provide home ownership opportunities to low and moderate income households through the creation of equity partnerships; 5) a Development Fee Reduction Program to provide funding to reduce development fees for the development of affordable and

senior housing; 6) a Preservation of At-Risk Housing Units Program to promote the preservation and retention of affordable housing by allowing the purchase of federally assisted housing units by housing organizations who will continue to rent the housing to very low, low, and moderate income persons; 7) rental subsidies that the Agency will seek to obtain from the Orange County Housing Authority for additional section 8 certificates or vouchers affected by the conversion of affordable units to market rate; 8) encouraging the owners of recently developed apartment complexes to finance or refinance the property/project with Multi-family Housing Revenue Bonds; and 9) work with potential housing developers (both profit and non-profit developers) to construct new affordable housing.

c) Fee Studies

The City conducts comprehensive fee studies to identify the relative amount of recovery for the services provided as compared with other jurisdictions. There continues to be no negative impact on the City's finances as a result of Proposition 218, approved by the voters of California in November 1996 (in general, the intent of Proposition 218 is to ensure that all taxes and most charges on property owners are subject to voter approval). Mission Viejo residents confirmed all general taxes at the time of the City's incorporation in 1988. The one City assessment district (Community Facilities District No. 92-1) is for flood control facilities for which bonds were issued; it is therefore exempt from the provisions of the measure. The City currently levies no property-based fees affected by the measure. There has not been a need to increase any general taxes, nor establish any new general taxes, property-based fees or assessments since the measure passed.

The City of Mission Viejo has been ranked a "top spot" in California for being known as a business friendly city with a low cost of doing business. The City does not have a business license tax or a utility user tax. These facts were noted in the 1998, 1999, 2000, and 2001 Kosmont Cost of Doing Business Survey reports.

d) General Fund Revenue Sources

The following is an exploration of City revenue sources as identified in the 2001-2003 Adopted Budget. The total estimated revenues for all City funds combined in the 2001-2003 Adopted Budget is \$92.8 million, and the appropriation budget (operating and capital budget combined) is \$88.2 million.

Property Taxes

Property Tax revenue for Fiscal Year (FY) 2001-2002 is estimated at \$10,920,000,

a 5% increase from the prior year budget. Assessed values have continued to grow and will trail any economic downturn. Property tax represents 31.5% of total general fund revenues in FY 2001-2002. An increase of 5% is projected for FY 2002-2003 yielding \$11,466,000 in property tax revenue projections.

In accordance with State law, property is assessed at actual full cash value and the maximum tax is 1% of the assessed valuation. Increases in assessed valuation are limited to 2% per year unless there is a change in property ownership or major improvements. In FY 1992-1993 and 1993-1994, the State of California permanently shifted property tax revenues from local agencies to an Educational Revenue Augmentation Fund. The loss to the City of Mission Viejo in 1992-1993 was approximately \$1 million, and the City continues to lose that amount to the State, plus the growth on that amount, each year.

Property Transfer Tax

The California Government Code authorizes the County of Orange to impose a transfer tax on real property sold at the rate of \$1.10 per \$1,000. These taxes are evenly allocated between the county and the city in which the sale occurs. This revenue source is expected to climb to \$485,700 in FY 2001-2002, representing an increase of 4% from FY 2000-2001 budgeted levels. A 4% increase to \$505,100 is expected in FY 2002-2003 as well. As the economy cools down, real estate activity is expected to slow down but maintain a slight level of growth.

Sales and Use Taxes

The retail sales and use tax is collected by the State Board of Equalization. The City receives 1% of the total based on sales within its jurisdiction; .25% is allocated to the County of Orange, .50% is allocated to the Orange County Transportation Authority (OCTA) and the remainder is retained by the State. Due to positive economic conditions in prior years, the State temporarily reduced the sales tax by $\frac{1}{4}$ %, from $7\frac{3}{4}$ % to $7\frac{1}{2}$ % in Orange County effective January 1, 2001, but this just reduced the State's share of this revenue source. This action did not affect the City's allocation. Sales tax revenue for FY 2001-2002 is estimated at \$12,219,754, a 5% increase over the prior year budget. Sales tax revenue is expected to increase by 6%, to \$12,984,320 for FY 2002-2003. This growth includes two new auto dealerships that opened during spring 2001, the expansion of a third existing auto dealership, and the final phase of the Shops at Mission Viejo being completed by calendar 2003.

The City and the Mission Viejo Community Development Agency have formed the Mission Viejo Community Development Financing Authority, a joint exercise of powers authority, for the purpose of issuing bonds to fund certain public

improvements at the Shops at Mission Viejo. Debt service on the bonds will be partially paid from available mall sales tax revenue which is defined as an amount limited to 50% of annual sales tax revenue generated by the renovated mall subject to the City receiving at least \$1.5 million plus inflationary growth on that amount. The sales tax from the Shops to be devoted to debt service is not included in the above amounts, but rather in the separate Mission Viejo Mall Parking Lease Fund.

Transient Occupancy Tax

The City of Mission Viejo Municipal Code authorizes the City to levy a tax for the privilege of occupying hotel rooms and lodgings on a transient basis. This rate has been set at 8% since the City's incorporation and is estimated to generate \$380,000 during fiscal year 2001-2002, an increase of 40% over the prior year budget. For FY 2002-2003, no change is anticipated in this revenue source. The substantial increase in FY 2001-2002 is due to a full year of operations of a 118-room hotel that opened in 2000. Once that hotel is fully operational, revenues are expected to be constant with only occasional minor changes.

Franchise Taxes

Franchise Taxes are imposed by the City on gas, electric, cable television and garbage companies for the privilege of using City streets. Each company is assessed between 1 and 5 percent of gross receipts. This revenue source is estimated to generate a total of \$2,021,800 for the city during FY 2001-2002, a 3% increase from the prior fiscal year. This increase is primarily attributable to cable television franchise taxes due to the steady rise in the number of users as new housing developments are completed and the growing number of services offered by the cable company. A 3% increase is projected for the FY 2002-2003 for a revenue estimate of \$2,089,100.

Electric utility franchise revenue represents about 25% of total franchise taxes. That revenue is received primarily from Southern California Edison and to a lesser degree, San Diego Gas & Electric. The fate of those two utilities hinges on the resolution of the energy crisis and the decisions by the Governor and State Legislature, so it is difficult to assess to what degree, if any, franchise payments may be affected.

Licenses and Permits

The California Government Code and the State Constitution give cities the authority to assess certain license and permit fees as a means of recovering the cost of regulating various activities. Examples of these activities include building permits, several kinds of construction permits, and engineering permits for grading

and inspection services. Anticipated revenue for FY 2001-2002 is budgeted at \$756,850, a 39% decrease from the prior year. Revenues from this source are expected to remain constant during FY 2002-2003. The decrease is entirely in private property development permits, which makes up 65% of this category. Public property encroachment permits, which account for 33% of this category are actually projected to increase by 14%. Revenues generated from private property development were expected to decline as the City reaches build-out of its planned community in 2002.

Intergovernmental – State Subventions

The California Revenue and Taxation Code exempts motor vehicles and a portion of homeowner-occupied dwellings from local property taxation. The Code then requires the State to reimburse cities for tax losses due to these exemptions. The largest source of State subvention revenue is derived from the motor vehicle in-lieu subvention. A special license fee equivalent to 2% of the market value of motor vehicle is collected annually. Of this assessment, 81.25% is divided equally between cities and counties and apportioned on the basis of population. The remaining 18.75% of this fee is distributed to certain cities that lost limited taxing authority when it was abolished by the State in 1978, with any remaining amounts apportioned to the counties. The FY 2001-2002 estimate for this revenue source is \$4,500,000, a 5.8% decrease from the prior year budget. That amount is expected to remain constant in FY 2002-2003.

In addition, the State budget for FY 1998-1999 included both a 25% cut in automobile registration fees and corresponding replacement State subvention revenue such that the effect of the car tax cut on the City has been neutral. In 2001, the State general fund replacement revenue represents about 67.5% of the City's revenue from this source.

Charges for Services

Service charges or fees are imposed on the user of certain services provided by the City, under the rationale that benefiting parties should pay for all or part of the cost of that service rather than the general public. Examples include planning-related services such as design review, environmental impact review, plan check fees and variance applications; engineering services such as grading plan check, street plan check and soils reporting; building services related to construction plan check; and park and recreation fees. Total revenue estimated for FY 2001-2002 is \$1,258,420, which represents an 18% decrease from FY 2000-2001. The primary reason is declining development revenue, although a 32% increase in recreation center and tennis fee levels is planned during FY 2001-2002. FY 2002-2003 revenue is estimated to be \$1,300,420, an increase of \$15,000 from the prior year representing

a full year of the planned recreation center and tennis fee increases.

Fines and Forfeitures

Fines and penalties are imposed for vehicle and parking violations occurring within the City limits as well as infractions of local ordinances. FY 2001-2002 revenues are expected to increase to \$689,100, representing a 7% increase from the prior year budget. A modest 2% increase is projected for FY 2002-2003, to \$704,200. Revenue from this source has increased in recent years as a result of increases to the City's contract with the Orange County Sheriff for additional enforcement staffing.

Use of Money and Property

Interest earnings make up the largest portion of this category with anticipated revenue budgeted at \$868,000 for FY 2001-2002, a 24% increase from the prior year projections. Actual receipts in FY 2001-2002 were higher than budget projections due to greater than expected fund balances and favorable interest rates locked in before rates began their downward spiral. An 8% decrease is projected for FY 2002-2003, for a revenue estimate of \$794,000. The decrease is due to declining excess funds available for investment and dropping interest rates. Also included in this category is rent and concession payments earned on City-owned property. Estimates from this source are expected to be \$203,000 for FY 2001-2002 and \$213,600 in FY 2002-2003. This revenue source increased from a budget of \$99,100 in FY 2000-2001 to current projections due to lease revenue from Saddleback Valley Unified School District for ball field lighting at Trabuco Hills High School, sports field lighting revenue at other locations, non-resident fees for athletic field use, and projected rent revenue from the new Thomas R. Potocki Conference Center.

Other Revenue

Projected revenue from other revenue sources is expected to drop by almost 90% due primarily to budgeted reimbursements from bond proceeds of \$1.2 million during FY 2000-2001. For FY 2001-2002, a total of \$379,814 is projected. \$309,889 is projected for FY 2002-2003. The largest items in this category include payments from the Lake Mission Viejo Association to pay for their share of the Lakeside Promenade improvements, contributions from the Shops at Mission Viejo property owner Simon Property Group made pursuant to a development agreement, and reimbursements from the Nadadores Swim Team for a portion of utility costs at the Marguerite Aquatics Complex.

Computers/Equipment/Furnishings/Vehicles (CEFV) Replacement Fund

This fund, formerly known as the General Fixed Asset Replacement (GFAR) Reserve, is used to account for the accumulation of resources and expenditures for the replacement of computers, equipment, furnishings and vehicles. Contribution levels for the CEFV Replacement Fund are based on a 100% rate of accumulated depreciation of the current inventory.

Pursuant to City Council action, a proportionate share of interest earnings from the General Fund is allocated to this reserve fund. Interest earnings based on projected fund balances are estimated to be \$75,942 in FY 2001-2002 and \$63,199 in FY 2002-2003. The remainder of the necessary funding for this comes from operating transfers from the General Fund.

Facility Rehabilitation and Replacement Fund

This fund, established in the 1999-2001 budget cycle, is used to account for the accumulation of resources and expenditures for the rehabilitation and replacement of existing City facilities. The funding level for this fund is 60%.

A proportionate share of interest earnings from the General Fund is allocated to this reserve fund. Interest earnings based on projected fund balances are estimated to be \$120,800 in FY 2001-2002 and \$101,585 in FY 2002-2003. The remainder of the necessary funding for this fund comes from operating transfers from the General Fund.

Library Fund

The Library Fund is used to account for the receipt and expenditure thereof of funds restricted for library purposes only. In FY 2001-2002, \$1,810,826 in Library Fund revenue is expected, a 12% increase over FY 2000-2001 budget with several revenue sources enjoying significant increases. FY 2001-2002 revenues include \$1,295,700 in property tax revenue (up 5% over prior year budget), \$163,226 in State funding, \$95,000 in Library fines (up 28%), \$51,000 from the Mission Viejo Community Development Agency pursuant to a tax sharing agreement (up 82%), and \$103,400 from a variety of other revenue sources. Library Fund revenues are expected to grow by four percent in FY 2002-2003 to \$1,885,711.

Supplemental Law Enforcement Services Fund (SLESE)

The Citizens' Option for Public Safety (COPS) program was established in FY 1996-1997. This is a State-funded program requiring annual appropriation by the

State Legislature for continued funding. The COPS program provides supplemental funding to local jurisdictions for front-line municipal police services. The allocation for FY 2001-2002 and FY 2002-2003 is expected to be \$200,000 annually.

Local Law Enforcement Block Grant Fund

The Federal FY 1998 Omnibus Appropriations Act authorized the Department of Justice to make funds available to local governments under the Local Law Enforcement Block Grants (LLEBG) Program for the purposes of reducing crime and improving public safety. The program requires ten percent matching funds from the local agency and that the funds be deposited into a separate interest bearing trust fund. The FY 2000-2001 budget of \$86,778 represented two years' allocation. An allocation of \$38,351 is projected for FY 2001-2002, and \$42,000 is projected for FY 2002-2003.

OCTA Fund Exchange Fund

The City of Mission Viejo and other local jurisdictions, including the Orange County Transportation Authority (OCTA), entered into an agreement supporting legislation to finance an acceptable plan of adjustment in the 1994 Orange County bankruptcy case. State legislation provided for a shift of OCTA sales tax revenue to the County of Orange and of fuel tax revenue to OCTA from the County of Orange. This agreement also asked cities to exchange General Fund appropriations (earmarked for Measure M eligible transportation projects) for OCTA fuel tax revenues as part of the cooperative effort. The OCTA Fund Exchange Fund represents Mission Viejo's participation in this agreement. The City's exchange amount for both FY 2001-2002 and FY 2002-2003 is estimated at \$1,356,120.

Gas Tax Fund

The State of California assesses a tax on gasoline purchases as authorized by Sections 2105, 2106, 2107, and 2107.5 of the California Streets and Highways Code. A portion of this tax is allocated to the City based on a formula established by law. These funds are earmarked for maintenance, rehabilitation or improvement of public streets. The estimate for this revenue source is \$1,710,000 for both FY 2001-2002 and FY 2002-2003, a 3% decrease from the FY 2000-2001 budget, plus \$100,000 in related investment earnings in each year. The City receives a flat amount of \$7,500 annually from Section 2107.5 Gas Tax revenue based on population. The Section 2107.5 amount is restricted for engineering costs related to street improvements.

Transportation Funds

State, Orange County Transportation Authority (OCTA), and County funding are available for the construction and improvement of major streets. The City receives an apportionment of Measure M money and also competes with other Orange County cities based on an application process for specific projects. The City anticipates receiving \$1,078,262 and \$1,135,987 in Measure M local apportionment during FY 2001-2002 and FY 2002-2003, respectively. Another \$735,000 in other Measure M funding is budgeted during FY 2001-2002 and \$34,000 in FY 2002-2003. Projections from the Federal Regional Surface Transportation Program are \$277,946 in FY 2001-2002, and \$234,855 in FY 2002-2003. The Arterial Highway Resurfacing Program represents additional Federal funding for transportation; \$555,672 is projected for FY 2001-2002 from this source and another \$61,881 is expected in FY 2002-2003. State Assembly Bill 2928 approved during the 2000 session of the Legislature established the Transportation Congestion Relief Fund (TCRF) to provide funding for street and road maintenance (as opposed to expanding the roadway capacity). An initial allocation of \$701,832 was received during FY 2000-2001 to be followed by four annual payments of one-quarter that amount or approximately \$175,000 each year for four years. Total projected transportation funding in FY 2001-2002 is \$2,821,880 and \$1,641,723 in FY 2002-2003.

Air Quality Improvement Fund

Assembly Bill 2766 from the 1990 State legislative session authorized a fee on motor vehicle registrations to fund programs to reduce air pollution from mobile sources such as cars, trucks and buses. The South Coast Air Quality Management District (SCAQMD) administers the program, which distributes money based on population as well as for specific requests. The FY 2001-2002 budget of \$100,000 represents Mission Viejo's per capita share. The City's per capita share is expected to remain constant in FY 2002-2003.

Community Development Block Grant (CDBG) Fund

In July 2000, the City became an entitlement city and applies directly to the U.S. Department of Housing and Urban Development (HUD) for its CDBG funding. The primary objective of the CDBG program is the development of viable urban communities, by providing decent housing and suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. The City's CDBG funding allocation is projected to be \$541,000, in FY 2001-2002, a six percent increase from the prior year. The City's allocation is based on a complex formula using ratios of population, poverty, age of housing stock, housing overcrowding and amount of growth.

Animal Services Fund

This fund is used to account for the City's animal services operations. The City provides animal licensing, field patrol and shelter services to the City of Laguna Niguel under contract to that City and shares the total costs of the program, net of total program revenues, with that city on a basis proportionate to population. FY 2001-2002 revenue into this fund will include an estimated \$220,700 in licenses and permits, \$105,150 in fees and charges, an intergovernmental service charge from the City of Laguna Niguel for services provided in the amount of \$206,453, and \$10,000 in fines for total revenues of \$542,303. This represents a slightly less than 4% increase from the FY 2000-2001 budget. The intergovernmental service charge from the City of Laguna Niguel will increase to \$209,118 during FY 2002-2003 resulting in total revenue of \$544,968. The General Fund subsidy in FY 2001-2002 will be \$346,850, a 2% increase from prior year budget, and will increase to \$350,848 in FY 2002-2003.

Other Funds

The Senior Center Operating Fund receives the revenue collected from the operation of the Norman P. Murray Community and Senior Center. These funds are restricted, based on requirements in the funding for building the center, to be used only to fund Senior Center activities. Total revenues are expected to be \$33,600, a 39% increase from prior year budget, in each fiscal year. The increase is in line with Senior Center actual receipts that are surpassing FY 2000-2001 budget projections.

The Used Oil Recycling Block Grant is part of the State's Integrated Waste Management Board Household Hazardous Waste (HHW) and Used Oil Program which develops and promotes alternatives to the illegal disposal of household hazardous waste and used oil for the protection of California's environment and the health of its inhabitants. Major goals of the program are to provide the public with convenient collection locations for used oil and other types of HHW and to increase the demand for new products made from oil and HHW. The Household Hazardous Waste and Used Oil Program administers a program to provide opportunities for the recycling of used oil. As part of this program, the Board issues block grants to help local governments establish or enhance permanent, sustainable used oil recycling programs. The block grant is noncompetitive and provides funds to establish and maintain used oil and filter collection programs. Grants are calculated at approximately 32 cents per capita using the State's Department of Finance population statistics. Mission Viejo has been awarded \$33,473 for FY 2001-2002 and that same amount is expected in FY 2002-2003.

Mission Viejo Television (MVTV) Fund revenue estimates consist primarily of the one-half of one-percent (.05%) part of the Cable TV franchise fee which is used to provide public, educational and governmental (PEG) access to cable television programming. The City retains this funding and, in a joint effort with Saddleback Valley Unified School District, provides such programming. For FY 2001-2002, MVTV projected revenue is \$108,300, a 19% increase over prior year budget, and for FY 2002-2003 that amount is \$111,200. Budget projections for the next two fiscal years are in line with FY 2000-2001 actual receipts.

Mission Viejo Mall Parking Lease Fund: As discussed earlier in the Sales Tax section, the City and the Agency have formed the Mission Viejo Community Development Financing Authority (the "Authority"), a joint exercise of powers authority, for the purpose of issuing bonds to fund certain public improvements at the Mission Viejo Mall. Debt service on the bonds will be partially paid from available mall sales tax revenue which is defined as an amount limited to 50% of annual sales tax revenue generated by the renovated mall, subject to the City receiving at least \$1.5 million. This fund accounts for the receipt of the portions of mall sales tax available to pay debt service on the mall bonds, and the disbursement thereof to the Authority's bond trustee. In FY 2001-2002, \$1,427,532 is expected from this source and \$1,559,565 is expected in FY 2002-2003. Projections are based on consultant-developed projections related to Mall bond debt service, of 4.84% growth in retail sales tax activity at the Shops in each of calendar years 2001 and 2002.

ECONOMIC DEVELOPMENT ELEMENT GOALS AND POLICIES

The goals and policies of this element address highly tangible fiscal requirements for the community plus other less tangible, but equally important, economic and social needs. All aspects of the stated economic objectives may not be mutually consistent. For instance, maximizing fiscally efficient land use developments (hotel, highway commercial, restaurants, etc.) may hamstring the City's ability to achieve a greater balance of viable local employment opportunities for residents (administrators, engineers, accountants, etc.). Likewise, the City must maintain and provide for sound fiscal operations over the long run or jeopardize the loss of many valid community services and benefits as a result of imprudent fiscal planning. Consequently, diverse development and lifestyle objectives of the community must be balanced so that the overall economic objective is realized. The following goals and policies focus on achieving and maintaining a fiscally stable economic base, planning for modernization and improvement to the City's infrastructure and public facilities, and enhancing employment, educational, and business opportunities in the community.

FISCAL STRENGTH AND STABILITY

The City's ability to provide the community with a quality level of public services hinges on its ability to maintain strong fiscal operations, secure State and Federal funds for qualifying programs, and use all available resources wisely and efficiently. The general fund operating budget represents a primary funding source for all public services. It is also the funding source most directly affected by local policy decisions involving administration, planning, and development. In effect, the City's fiscal strength and stability over the long run will be greatly influenced by land use and development decision of the past and present. For these reasons, the following goal and policies are established:

GOAL 1: Provide for the long-term fiscal stability of the community.

Policy 1.1: Maintain a stable revenue base that is promoted by a diversified economic base (diversity yields stability).

Policy 1.2: Adopt a balanced budget.

Policy 1.3: Maintain a balance between pay-as-you-go financing and debt financing for capital projects.

Policy 1.4: Maintain prudent levels of reserves.

Policy 1.5: Consider fiscal benefits of large-scale development projects or other projects that include a major change in land use type.

Policy 1.6: Periodically review policies and continue to prepare financial reports to serve as a guide for planning and administration of the City's financial resources including, but not limited to, Management and Budget Policies, Investment Policies, long-range Master Financial Plan, the budget document, and the Comprehensive Annual Financial Report.

Policy 1.7: Continue to periodically conduct comprehensive updates to the City's fee schedules.

MODERNIZATION AND IMPROVEMENT TO INFRASTRUCTURE AND PUBLIC FACILITIES

Much of the City's public right-of-way, utilities, community facilities, and housing stock are aging. All were built to capture a market that desired very high quality residential living at low density. The costs of maintenance and repairs are increasing. The costs of major rehabilitation and replacement will be arriving with even great fiscal impacts in the next decade. The community will be faced with a need for a consistent and sophisticated public works financing strategy. For these reasons, the following goal and policies are established:

GOAL 2: Plan for modernization and improvement to the City's infrastructure and public facilities.

Policy 2.1: Develop and maintain public facilities, infrastructure, and fiber optic network to encourage business recruitment, support future demand, and ensure an adequate supply.

Policy 2.2: Achieve sustainable economic development by limiting growth to that which is compatible with the carrying capacity of the environment and the service infrastructure.

Policy 2.3: Explore additional traditional and nontraditional funding sources that can be used for necessary rehabilitation, improvement, and replacement to the City's infrastructure and public facilities.

Policy 2.4: Continue to prepare updates to the Seven-Year Public Works Capital Improvement Program to be utilized as a long-range planning tool in identifying future capital improvement projects that will improve the performance of the City's transportation system.

Policy 2.5: Continue to plan for and periodically update the City's Facility Rehabilitation and Replacement Fund.

ENHANCING EMPLOYMENT, EDUCATIONAL, AND BUSINESS OPPORTUNITIES

The quality of life for residents of any community not only depends on the physical setting and social amenities afforded to individuals and families while at home, but also on the convenience and availability of adequate job opportunities to support their home lifestyle. Although the long and tiresome work commute has become more and more prevalent throughout Southern California and other metropolitan economies, increased traffic congestion, time lost en route, and associated daily stress undermine the positive benefits of a quality physical home style environment for many working residents of the community. Increasing the availability of local employment opportunities consistent with local labor skills affords residents with realistic alternatives to enhance their quality of life within the community. Likewise, increased business investment can enhance the local economic base and breadth of land use activities available to support fiscal operating requirements of the City. For these reasons, the following goal and policies are established:

GOAL 3: Enhance employment, educational, and business opportunities in the community.

Policy 3.1: Encourage long-term partnerships between the City, businesses, business organizations and the educational, arts, and environmental communities.

Policy 3.2: Develop a business retention and recruitment program including permit assistance and other incentives, especially for those businesses that offer important public benefits and make significant contributions to the local economy.

Policy 3.3: Enhance recruitment and retention factors that attract employees such as ambiance, educational, cultural, recreational, and environmental resources.

Policy 3.4: Support job evolution and development strategies that promote the City as a desired location for small businesses, for technical training, and for oncoming types of commerce and industry that rely upon the rapidly exploding goods and services markets supported by electronic communication.

Policy 3.5: Support frameworks for small businesses, entrepreneurs, and office-at-home enterprises through technical assistance, venture capital, and business services.

Policy 3.6: Encourage mutually reinforcing businesses to locate near one another.

Policy 3.7: Promote cultural amenities and facilitate community-based events.

Policy 3.8: Coordinate local programs with regional programs for economic development.

Policy 3.9: Provide opportunities for low and moderate income families and individuals.

Policy 3.10: Implement and periodically update the City's Economic Development Strategy plan.

Policy 3.11: Continue support and partnership with the Mission Viejo Chamber of Commerce to attract, promote, and encourage economic development in the City.

Policy 3.12: Continue to reinforce the City's existing strengths of being a major hub for retail commercial, health care, and public education facilities in the South Orange County region.

RELATED GOALS AND POLICES

The goals and policies contained in other elements of the City's General Plan are also important in addressing economic development issues. The Land Use Element provides the commercial, business park and office-professional land use designations that define geographic locations where economic development will occur. City services, which can be enhanced by economic development, are described in the Circulation and Public Facilities Elements. Table ED-1 identifies the policies within this Element and how these policies relate to the other elements within the General Plan.

TABLE ED-1
ECONOMIC DEVELOPMENT POLICIES BY ELEMENT

ISSUE AREA	POLICIES BY ELEMENT							
	Land Use	Housing	Circulation	Conservation/ Open Space	Public Safety	Noise	Public Facilities	Growth Managemt.
Provide for the long-term fiscal stability of the community	1.1-1.3, 2.8	4.1	1.13	5.1-5.5	4.3-4.4		1.1-1.3, 4.1, 5.1-5.6	2.1
Plan for modernization and improvement to the City's infrastructure and public facilities	1.1-1.3, 2.1-2.9	4.1	1.1-1.3, 1.7				6.1-6.3, 7.1-7.4	2.1-2.3
Enhance employment, educational, and business opportunities in the community	1.1-1.3, 2.10-2.13, 2.16	1.2, 1.4, 1.5, 3.5-3.7	1.10-1.17, 2.1-2.5, 3.1-3.8, 4.1-4.7, 7.1-7.3		4.1-4.2	2.1-2.4	3.1-3.3	3.1

Growth Management Element



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The requirements of the Revenue Traffic and Growth Management Ordinance (Ordinance 44) approved by Council on November 6, 1988 is that each jurisdiction adopt a Growth Management Element of its General Plan. Pursuant to the provisions of Measure M and in accordance with the requirements of a developed jurisdiction as defined by Measure M, the Element requires that growth and development be based upon the City's ability to provide an adequate circulation system pursuant to the Oregon County Division, League of California Cities "Countywide Traffic Improvement and Growth Management Plan Guidelines."

PURPOSE OF THE GROWTH MANAGEMENT ELEMENT

The purpose of the Growth Management Element is to ensure that the planning, management and implementation of traffic improvements are adequate to meet the current and projected needs of the City of Modesto. The goals of the Element are to reduce traffic congestion and ensure that adequate transportation is provided for existing and future residents of the City. Achievement of these goals must be supported by the following objectives:

- **Transportation:** The transportation system will be improved in a manner that achieves the maximum "cost-benefit" of Service Policy.
- **Development Planning:** Development shall be done in a manner consistent with the adopted Comprehensive Planning Program.

The Growth Management Element is implemented through various coordinated programs developed to achieve the stated purpose, objectives and policies. This Element will also be used to guide the implementation of various measures as well as the Comprehensive Management Program (CMP) and its goals.

INTRODUCTION TO THE GROWTH MANAGEMENT ELEMENT

One requirement of the Revised Traffic and Growth Management Ordinance (Measure M) approved by Orange County voters on November 6, 1990 is that each jurisdiction adopt a Growth Management Element of its General Plan. Pursuant to the provisions of Measure M and in accordance with the requirements of a developed jurisdiction as defined by Measure M, this Element mandates that growth and development be based upon the City's ability to provide an adequate circulation system pursuant to the Orange County Division, League of California Cities "Countywide Traffic Improvement and Growth Management Plan Component."

PURPOSE OF THE GROWTH MANAGEMENT ELEMENT

The purpose of the Growth Management Element is to ensure that the planning, management and implementation of traffic improvements are adequate to meet the current and projected needs of the City of Mission Viejo. The goals of this Element are to reduce traffic congestion and ensure that adequate transportation is provided for existing and future residents of the City. Achievement of these goals shall be measured by the following objectives:

- Transportation: The circulation system shall be implemented in a manner that achieves the established Traffic Level of Service Policy;
- Development Phasing: Development shall be phased in a manner consistent with the adopted Comprehensive Phasing Program.

The Growth Management Element is implemented through various coordinated programs developed to support and carry out its goals, objectives and policies. This Element has also been designed to minimize duplication between Measure M and Congestion Management Program (CMP) requirements.

RELATED PLANS AND PROGRAMS

There are a number of other plans and programs that are considered in the formulation, adoption and implementation of the growth management policy. Relevant plans and programs are described below.

Orange County Division, League of California Cities Countywide Traffic Improvement and Growth Management Program

On November 6, 1990, Orange County voters approved Measure M, the Revised Traffic Improvement and Growth Management Ordinance, providing the funding for needed countywide transportation improvements. Measure M authorized the imposition of a 1/2 cent retail transaction and use tax for a period of twenty years effective April 1, 1991.

Portions of the monies received from the new sales tax revenue will be returned to local jurisdictions for use on local and regional transportation improvements and maintenance projects. In order to qualify for these revenues, Measure M requires each jurisdiction to comply with the Orange County Division, League of California Cities Countywide Traffic Improvement and Growth Management Program which was included by reference in the Measure M Ordinance.

The Countywide Growth Management Program is designed to achieve a cooperative process among Orange County local jurisdictions to coordinate and implement traffic improvements and stronger planning on a countywide basis, while also maintaining local authority over land use decisions and establishing transportation performance standards.

The Countywide Traffic and Growth Management Program states that each jurisdiction is to adopt a Growth Management Element of its General Plan to be applied in the development review process. Local jurisdictions are required to include within their Growth Management Element provisions that:

- Specify Traffic level of Service (LOS) standards;
- Adopt a Development Mitigation Program; and
- Adopt a Development Phasing and Annual Monitoring Program.

Growth Management Areas

The Revised Traffic Improvement and Growth Management Ordinance requires that local jurisdictions, working through the Regional Advisory and Planning Council, shall approve growth management areas ("GMAs") as recognized, geographic boundaries from which to facilitate multi-jurisdictional cooperation on cumulative traffic impacts and to further coordinate transportation improvements within GMAs. On April 18, 1991, the first iteration of GMA boundaries was approved for initial Inter-Jurisdictional Planning Forum efforts. The City of Mission Viejo is located within Growth Management Areas 9 and 10, and through this Element commits to continued participation in the Inter-jurisdictional Planning Forums for GMAs 9 and 10.

Orange County Congestion Management Program

On June 5, 1990, California voters approved Proposition 111 which was one component of a six-bill Transportation and Rail Bond Fund package. Proposition 111 authorized the imposition of a nine cent per gallon gas tax, staged over a five-year period, to fund various transportation improvements throughout the State. In order to qualify for these new gas tax subventions, Congestion Management Program (CMP) legislation (AB 471 amended to AB 1791) requires every urbanized county in the state with a population of 50,000 or more to prepare, adopt and implement a Congestion Management Program.

A primary goal of the CMP is to promote a coordinated planning effort to deal with congestion that includes federal, state and local agencies, businesses, private groups and environmental interests by conditioning the eligibility of new gas tax subventions on the adoption and implementation of a countywide CMP. Orange County worked to develop the CMP through a coordinated effort among local jurisdictions, public agencies, businesses and community groups. The Orange County Congestion Management Program was adopted June 19, 1991 by the CMP Policy Task Force.

State and Federal Highway System

Although the Growth Management Element places specific emphasis on the phasing of arterial highway improvements commensurate with development, the County's overall transportation system is greatly influenced by the federal and state highway system. Thus, any growth management plan must also

recognize the existing federal and state highway system in policy development and plan implementation.

The Orange County Master Plan of Arterial Highways defines an arterial highway system as a system intended to support and serve existing and adopted land uses in both incorporated and unincorporated areas of the County. The arterial system is designed to serve as part of a balanced transportation system (autos, trucks, buses, bicycles, pedestrians). The arterial system provides for both through movement and collector functions. Major and Primary Arterial highways are intended to accommodate intra-regional traffic and complement both the federal and state highway system and the local street network. Secondary arterials and Commuter arterials serve a collector function which funnel traffic from local streets to the Major and Primary arterial system.

As congestion continues to increase on the federal and state highway system and as construction activity commences on the federal and state highway system, more drivers are utilizing the arterial system as alternative routes, particularly those arterials paralleling freeways, or those arterials serving the same trip destination as the freeways. Consequently, some of these arterials are becoming increasingly congested in the City of Mission Viejo. This situation is of special concern on those arterials which provide access to the freeway system.

County of Orange Plans and Programs

The following plans and programs of the County of Orange relate to the Growth Management Element:

- Orange County Master Plan of Arterial Highways;
- Foothill Circulation Phasing Program
- Foothill, San Joaquin Hills, and Eastern Transportation Corridor Plans; and
- Orange County Congestion Management Program.

SCOPE AND CONTENT OF THE ELEMENT

The Growth Management Element contains policies for the planning and provision of traffic improvements necessary for orderly growth and development in the City. Presented in this Element are policies and programs for the establishment of

specific traffic level of service (LOS) goals, development mitigation and development phasing. In addition this Element includes an implementation program in the Growth Management Plan for annual monitoring. This Element is comprised of two additional sections: Growth Management Goals and Policies and a Growth Management Plan.

GROWTH MANAGEMENT ELEMENT GOALS AND POLICIES

The goals and the policies contained in this element address reduction of traffic congestion, and the insurance of adequate transportation for existing and future residents and employees of Mission Viejo. The growth management goals and policies are discussed in the following sections:

- 1) Transportation;
- 2) Development Mitigation; and
- 3) Development Phasing.

TRANSPORTATION

A well-planned transportation system facilitates the movement of people, products, and vehicles and provides safe and convenient access to community and surrounding areas. To improve this circulation system, the City intends to achieve its growth management goals by implementing the policies through the development review process.

GOAL 1.0: Reduce traffic congestion within the City of Mission Viejo.

Policy 1.1: Require that the City of Mission Viejo participate in multi-jurisdictional forums to identify existing and projected land uses and necessary transportation improvements supporting each jurisdiction's General Plan development at the Growth management Area level; and further, identify specific intersections where level of service goals cannot be brought into compliance (Deficient Intersection List).

Policy 1.2: Require that within three years of the issuance of the first building permit for a development project or within five years of the first grading permit for said project, whichever occurs first, the necessary improvements to transportation facilities are constructed and completed to attain Level of

Service (LOS) "D" or better at the intersections under the sole control of the City. Along the Crown Valley Parkway Corridor, an urbanized area, LOS "E" shall be the baseline target.

Policy 1.3: Require that all development contributing measurable impacts to intersections on the Measure M Deficient Intersection List and all projects contributing cumulatively, or individually, 10% or more of the traffic using an intersection will be assessed a mitigation fee determined by the City and locally administered as part of the Capital Improvement Program.

Achievement of the levels of service targets and implementation of exacted transportation improvements shall take into consideration extraordinary transportation circumstances which may impact identified intersections and/or timing of the required improvements. An example of an extraordinary circumstance would be when arterial roadways serve as substitute freeway access (thus impacting LOS performance) while planning and construction of additional freeway improvements are underway.

Intersections exempt from the Policy 1.2 include facilities under the jurisdiction of another city, county, or the State or those included on the Measure M Deficient Intersection List established pursuant to this Element.

DEVELOPMENT MITIGATION

In order to maintain the established level of service (LOS) target identified in Policy 1.2, each new development project must contribute its project's fair share of traffic improvement programs.

GOAL 2.0: Ensure that new development pays its fair share toward dealing with traffic generated by the new development.

Policy 2.1: Require all new development pay its share of the costs associated with that development including regional traffic mitigation.

Policy 2.2: Impose a traffic impact mitigation fee for improvements within the City and work with other jurisdictions through

Inter-Jurisdictional Planning Forums to determine minimally acceptable impact fee levels for application with the Growth Management Areas.

Policy 2.3: Require that Measure M sales tax revenues shall not be used to replace private developer funding which has been committed for any project or normal subdivision obligations.

DEVELOPMENT PHASING

The phasing of development must be considered to ensure that infrastructure is added as development proceeds so road improvements are in balance with demand.

GOAL 3.0: Establish both a phasing allocation of development commensurate with roadway capacities and an overall build-out development plan which can be supported by implementation of the planned infrastructure system.

Policy 3.1: Phase all development in accordance with the City's adopted Comprehensive Phasing Program.

RELATED GOALS AND POLICIES

While the goals and policies contained within this element are a high priority, they must be achieved while maintaining internal consistency among the other elements of the General Plan as required by State law. Therefore, the Growth Management Element does not replace or supersede any of the other General Plan elements; instead, the element addresses, amplifies and supports traffic LOS and other standards included in the other General Plan elements.

Goals and policies contained in this Element relate to a number of goals and policies included in the other elements of the General Plan, either directly or indirectly. The related goals and policies are identified in Table GM-1.

**TABLE GM-1
GROWTH MANAGEMENT POLICIES BY ELEMENT**

ISSUE AREA	POLICIES BY ELEMENT							
	Land Use	Housing	Circulation	Conservation/Open Space	Public Safety	Noise	Public Facilities	Economic Developmt.
Transportation		4.1, 4.4	1.1-1.20, 2.1-2.5, 3.0-3.8, 4.0-4.7, 5.0-5.8, 9.0-9.4					1.1-1.7, 2.1-2.5, 3.10
Development Mitigation	2.4-2.6, 2.13, 2.16	4.1		1.1-1.8, 3.3,3.7	2.3	1.0-1.3	5.5,5.6,6.2	1.5, 3.8
Development Phasing	2.1-2.3, 2.7	4.1, 4.4	9.5	3.1				

(Table GM-1 revised per GPA2001-18)

THE GROWTH MANAGEMENT PLAN

The Growth Management Plan is the section of the Growth Management Element which describes implementation programs for the goals and objectives of the Element. Four components comprise the Growth Management Plan:

- 1) Development Mitigation, Comprehensive Phasing and Performance Monitoring;
- 2) Infrastructure and Capital Improvement Phasing;
- 3) Inter-jurisdictional Coordination; and
- 4) Trip Reduction

DEVELOPMENT MITIGATION/PHASING/PERFORMANCE MONITORING

Achievement of coordinated land use development and transportation infrastructure provision requires a complementary commitment of development mitigation, development phasing and performance monitoring.

The City of Mission Viejo has adopted programs to insure that the policies contained herein shall be applied to applicable development projects, and that a citywide assessment of land use development/transportation infrastructure capacity shall be assessed in conjunction with fee program implementation and capital improvement program development. These programs are summarized below.

Development Mitigation Program

In order to compensate the public for any increased burden on public services attributed to new development, jurisdictions have the authority to impose reasonable fees or require related improvements. The County of Orange and the City of Mission Viejo have used this authority to impose development fees on development within the city for transportation improvements.

The City's Development Mitigation Program enables development proposals to be reviewed such that new development pay

its share of the costs associated with that development upon existing and planned transportation facilities.

The City of Mission Viejo has historically achieved this objective through its development and/or participation in local, areawide and regional transportation fee programs established to improve the Orange County Master Plan of Arterial Highways.

These fee programs include the Crown Valley Parkway Corridor Circulation Improvement Fee Program, El Toro Road Fee Program, the Major Thoroughfare and Bridge Fee Programs for Moulton Parkway and Laguna Niguel Area, Santiago Canyon Road Fee Program, and the Major Thoroughfare and Bridge Fee Program for the San Joaquin Hills Transportation Corridor and the Foothill/Eastern Transportation Corridor.

The City, through its Measure M Inter-jurisdictional Planning Forums, has also adopted the Major Thoroughfare and Bridge Fee Program for the San Joaquin Hills Transportation Corridor and the Foothill/Eastern Transportation Corridor as the Measure M Regional Traffic Impact Mitigation Fee for Growth Management Area 9.

Comprehensive Phasing Program

The City's Comprehensive Phasing Program ensures that transportation infrastructure is added as development proceeds so that the provision of road improvements is in balance with demand. The Program provides reasonable lead time to design and construct specific transportation improvements in relation to land use approvals.

Performance Monitoring Program

The City's Performance Monitoring Program provides an annual assessment of compliance with development phasing, pursuant to Goal 3.0 and Policy 3.1 of this Element. Under this program, the City will review traffic levels of service on city arterials, contrast operating levels of service with the targets established in this Element, and program necessary improvements in conjunction with the annual development of its Capital Improvement Program. Information developed in conjunction with this Program shall be shared with participating jurisdictions in applicable Growth Management Area Inter-jurisdictional Planning Forums to assist in the development of areawide GMA

improvements for Local Transportation Authority funding consideration.

INFRASTRUCTURE AND CAPITAL IMPROVEMENT PHASING

The City will maintain adopted traffic level of service targets by outlining and coordinating necessary transportation improvements. Both improvements to be constructed by the City and by developers shall be phased to keep traffic congestion to a minimum. This task is accomplished through the Seven-Year Capital Improvement Program, the Comprehensive Phasing Program, the Performance Monitoring Program and Traffic Improvement/Public Facilities Development Agreements.

Seven-Year Capital Improvement Program

Annually, the City of Mission Viejo adopts a Seven-Year Public Works Capital Improvement Program (CIP). The CIP complies with the requirements of Measure M (the one-half cent sales tax approved by the Orange County voters in November, 1990) and the Congestion Management Program (CMP) component of Proposition 111 (the State gas tax increase approved by California voters in June, 1990). Measure M requires that each City adopt a seven year CIP that includes all transportation projects programmed by the City for receipt of Measure M revenues. The CMP requires that Orange County develop a seven year CIP to maintain or improve traffic level of service and transit performance standards for the CMP Highway System.

The City's Seven Year CIP presents the capital improvement needs and the available revenue for public works projects. A balance between meeting ongoing needs and addressing new project requirements is depicted in the CIP.

Traffic Improvement/ Public Facilities Development Agreements

In the event the financing and implementation provisions of this Element are implemented through subsequent, legally valid Traffic Improvement/Public Facilities Development Agreements, said agreements shall be consistent with this Element and its implementing ordinances, plans and programs.

INTER-JURISDICTIONAL COORDINATION

Growth management is an issue which must be addressed on a regional level as traffic congestion does not begin and end at city borders. The City of Mission Viejo actively participates in developing solutions for regional concerns.

Inter-Jurisdictional Planning Forums

The Countywide Traffic Improvement and Growth Management Program established inter-jurisdictional forums for Orange County jurisdictions located in a Growth Management Area (GMA). The City of Mission Viejo participates in the inter-jurisdictional forums for GMA 9 and GMA 10.

Together with the other participating jurisdictions the City will work to maintain a list of GMA Transportation Improvement Projects designed to accommodate general plan growth projections. The member jurisdictions through the planning forums have developed a Deficient Intersection List. After consultation with the Inter-Jurisdictional Planning Forums, the City will establish appropriate mitigation measures for those intersections exceeding the applicable LOS target or determine that a given intersection is subject to a finding of special circumstances. In addition, the City, through its Inter-jurisdictional Planning Forum, has adopted the Major Thoroughfare and Bridge Fee Program for the San Joaquin Hills Transportation Corridor and the Foothill/Eastern Transportation Corridors the Measure M Regional Traffic Impact Mitigation Fee for Growth Management Area 9.

TRIP REDUCTION

In addition to promoting improvements for additional circulation capacity, the City also endorses alternative transportation modes and strategies to reduce vehicular trips. The City has adopted programs to reduce trip generation. The City's Transportation Demand Management Ordinance will help reduce trips to and from work. The General Plan Economic Development Element's program to develop a more balanced jobs/housing ratio will allow residents to live closer to their jobs; thus, reducing the length of their commute. These programs are described below:

Transportation Demand Management Ordinance

The City of Mission Viejo has adopted a Transportation Demand Management (TDM) ordinance which promotes alternative transportation strategies to the single-occupant vehicle by incorporating facilities into project design which encourage increased ridesharing and alternative transportation modes. The provisions of the ordinance apply to all of the following:

- 1) Any new nonresidential use which is expected to employ 100 or more persons.
- 2) Any existing development for which an application is submitted to change the proposed use, project design or development intensity, and which will employ 100 or more persons.
- 3) Any development, existing or planned that will have fewer than 100 employees, to which the Planning Commission determines applicability of the provisions of this ordinance as a consequence of adverse traffic conditions.

Development projects as defined by the ordinance shall incorporate consideration of TDM-facility design opportunities. The approval body identifies the TDM facility standards which shall be applied to project design as conditions of approval based upon review of the proposed use(s), project design characteristics, and other project considerations. Examples of the TDM facility strategies are provided below:

- Carpool/Vanpool Parking
- Bicycle Parking
- Transit Waiting Shelters
- Pedestrian Access
- Bicycle Access
- Joint Access and Shared Parking

Jobs/Housing Balance

Expanding the availability of local employment opportunities compatible with the local labor skills furnishes residents with realistic alternatives to work commute patterns which have become prevalent in Southern California. For this reason and the benefits associated with increased business investment in the community, the Economic Development Element includes Goal

2 and supporting objectives to work towards a more balanced jobs/housing ratio.

Glossary



GLOSSARY

Access - A way of approaching or entering a property, including ingress (the right to enter) and egress (the right to leave).

Air Basin - One of 14 self-contained regions minimally influenced by air quality in contiguous regions.

Air Pollutant Emissions - Discharges into the atmosphere, usually specified in terms of weight per unit of time for a given pollutant from a given source.

Air Pollution - The presence of contaminants in the air in concentrations that prevent the normal dispersive ability of the air and that interfere directly or indirectly with man's health, safety or comfort, or with the full use and enjoyment of property.

Air Quality Standards - The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

Ambient Noise Level - The composite of noise from all sources near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Annexation - The incorporation of a land area into an existing community with a resulting change in the boundaries of that community.

Application For Development - The application form(s) and all accompanying documents and exhibits required of an applicant by an approving authority for development review by governmental agency(s).

Aquifer - An underground bed or stratum of earth, gravel or porous stone that contains water.

Archaeological Site - Land or water areas which show evidence or artifacts of human, plant or animal activity, usually dating from periods of which only vestiges remain.

Arterial - A major street carrying the traffic of local and collector streets to and from freeways and other major streets, with controlled intersections and generally providing direct access to nonresidential properties.

A-Weighted Decibel (dBA) - A numerical method of rating human judgement of loudness. The sound pressure level in decibels, as measured on a sound meter, uses an A-weighting filter to de-emphasize the very low and very high frequency components of sound in a manner similar to the response of the human ear.

Base Flood Elevation - The highest elevation, expressed in feet above sea level, of the level of flood waters occurring in the regulatory base flood.

Buffer - A strip of land designated to protect one type of land use from another with which it is incompatible. Where a commercial district abuts a residential district, for example, additional use, yard, or height restrictions may be imposed to protect residential properties. The term may also be used to describe any zone that separates two unlike zones such as a multi-family housing zone between single family housing and commercial uses.

Building - Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods or materials of any kind or nature.

Capital Improvement Program - A proposed timetable or schedule of all future capital improvements (government acquisition of real property, major construction project, or acquisition of long lasting, expensive equipment) to be carried out during a specific period and listed in order of priority, together with cost estimates and the anticipated means of financing each project. Capital improvement programs are usually projected five or six years in advance and should be updated annually.

Clean Air Act - Federal legislation establishing national air quality standards.

Collector - A street for traffic moving between arterial and local streets, generally providing direct access to properties.

Community Noise Equivalent Level (CNEL) - The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 p.m. and after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

Compatibility - The characteristics of different uses or activities that permit them to be located near each other in harmony and without conflict. The

designation of permitted and conditionally permitted uses in zoning districts are intended to achieve compatibility within the district. Some elements affecting compatibility include: intensity of occupancy as measured by dwelling units per acre; pedestrian or vehicular traffic generated; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, or radiation. On the other hand, many aspects of compatibility are based on personal preference and are much harder to measure quantitatively, at least for regulatory purposes.

Condominium - A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis.

Congregate Care Housing - Generally defined as age-segregated housing built specifically for the elderly which provides services to its residents, the minimum of which is usually an on-site meal program, but which may also include housekeeping, social activities, counseling, and transportation. There is generally a minimum health requirement for acceptance into a congregate facility as most do not offer supportive health care services, thus differing from a nursing home. Residents usually have their own bedrooms and share common areas such as living rooms, dining rooms, and kitchens; bathrooms may or may not be shared.

Conservation - The management of natural resources to prevent waste, destruction or neglect.

Cooperative - A group of dwellings or an apartment building that is jointly owned by the residents, the common ownership including the open space and all other parts of the property. The purchase of stock entitles the buyer to sole occupancy, but not the individual ownership of a specified unit.

Council of Governments (COG) - A regional planning and review authority whose membership includes representation from all communities in the designated region. The Southern California Association of Governments (SCAG), the San Diego Association of Governments (SANDAG) and the San Bernardino Association of Governments (SANBAG) are examples of COGs in Southern California.

Coverage - The proportion of the area of the footprint of a building to the area of the lot on which it stands.

Day-Night Average Level (Ldn) - The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of 10 decibels to sound levels in the night after 10 p.m. and before 7 a.m.

Decibel (dB) - A unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

Deficient Intersection List - A list of intersections that: 1) do not meet the Traffic Level of Service Policy for reasons that are beyond the control of the City (e.g., ramp metering effects, traffic generated outside the City, etc.) and; 2) are not brought into compliance with the Los standard in the most current seven-Year Capital Improvement Program. Additional intersections may be added by the city to the deficient intersection list only as a result of conditions which are beyond the control of the City. *(Preceding definition added per GPA 92-3).*

Density - The number of families, individuals, dwelling units or housing structures per unit of land; usually density is expressed "per acre." Thus, the density of a development of 100 units occupying 20 acres is 5.0 units per acre.

Development - The division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, excavation, landfill or land disturbance, and any use or extension of the use of land.

Development Impact Fees - A fee or charge imposed on developers to pay for the costs to the community of providing services to a new development.

Development Plan - A plan, to scale, showing uses and structures proposed for a parcel or multiple parcels of land. It includes lot lines, streets, building sites, public open space, buildings, major landscape features and locations of proposed utility services.

Dwelling - A structure or portion of a structure used exclusively for human habitation.

Dwelling, Multifamily - A building containing two or more dwelling units, generally rented individually for the use of individual families maintaining households; an apartment building is an example of this dwelling unit type.

Dwelling, Single Family Attached - A one family dwelling attached to one or more other one family dwellings by a common vertical wall; condominiums and townhomes are examples of this dwelling unit type.

Dwelling, Single Family Detached - A dwelling which is designed for and occupied by not more than one family and surrounded by open space or yards and which is not attached to any other dwelling by any means.

Dwelling Unit - One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a single family maintaining a household.

Easement - A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

Economic Base - The production, distribution and consumption of goods and services within a planning area.

Element - A division of the General Plan referring to a topic area for which goals, policies, and programs are defined (e.g., land use, housing, circulation).

Eminent Domain - The authority of a government to take, or to authorize the taking of, private property for public use.

Environment - The sum of all external conditions and influences affecting the life, development and, ultimately, the survival of an organism.

Environmental Impact Assessment - An assessment of a proposed project of activity to determine whether it will have significant environmental effects on the natural and man-made environments.

Environmental Impact Report - A report, as prescribed by the California Environmental Quality Act (CEQA), on the effect of a development proposal and other major actions which significantly affect the environment.

Essential Facilities - Those facilities whose continued functioning is necessary to maintain public health and safety following a disaster. These facilities include fire and police stations, communications facilities, emergency operation centers, hospitals, administrative buildings, and schools designated as mass care shelters. Also included are key transportation facilities and utility facilities such as water supply, sewage disposal, gas storage facilities and transmission lines, and electric generation stations and transmission lines.

Fault - A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Fault, Active - A fault that has moved recently and which is likely to move again. For planning purposes, an "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Fault, Inactive - A fault which shows no evidence of movement in recent geologic time and no potential for movement in the relatively near future.

Fault, Potentially Active - A fault that last moved within the Quaternary Period (the last 2,000,000 to 11,000 years) before the Holocene Epoch (11,000 years to the present); or a fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Fire Flow - A rate of water flow that should be maintained to halt and reverse the spread of a fire.

Flood Plain - A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one percent or greater chance or flooding in any given year (i.e., 100-year flood).

Flood, Regulatory Base - Flood having a one percent chance of being equalled or exceeded in any given year (100-year flood).

Floodway - The channel of a natural stream or river and portions of the flood plain adjoining the channel, which are reasonably required to carry and discharge the floodwater or flood flow of any natural stream or river.

Floor Area Ratio (FAR) - The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 5,000 square feet of gross floor area located on a lot of 10,000 square feet in area has a floor area ratio of .5:1).

General Plan - A legal document which takes the form of a map and accompanying text adopted by the local legislative body. The plan is a compendium of policies regarding the long-term development of a jurisdiction. The state requires the preparation of seven elements or divisions as part of the plan: land use, housing, circulation, conservation, open space, noise, and safety. Additional elements pertaining to the unique needs of an agency are permitted.

Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose (e.g., "Provide a balance of land use types within the city").

Grade - The degree of rise or descent of a sloping surface.

Greenbelt - An open area which may be cultivated or maintained in a natural state surrounding development or used as a buffer between land uses or to mark the edge of an urban or developed area.

Ground Failure - Mudslide, landslide, liquefaction or the compaction of soils due to seismic-induced groundshaking.

Groundwater - The supply of fresh water under the ground surface in an aquifer or soil that forms a natural reservoir.

Group Quarters - A dwelling that houses unrelated individuals.

Growth Management - Techniques used by government to control the rate, amount and type of development.

Growth Management Area (GMAs) - Subregions of the County established by the City-County Coordination Committee (or successor) to promote inter-jurisdictional coordination in addressing infrastructure concerns and in implementing needed improvements. *(Preceding definition added per GPA 92-3).*

Hazardous Materials - An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquified natural gas, explosives, volatile chemicals and nuclear fuels.

Historic Area - A district, zone or site designated by local, state or federal authorities within which buildings, structures and places are of basic and vital importance due to their association with history, or their unique architectural style and scale, or their relationship to a square or park, and therefore should be preserved and/or developed in accord with a fixed plan.

Household - According to the Census, a household is all persons living in a dwelling unit whether or not they are related. Both a single person living in an apartment and a family living in a house are considered households.

Household Income - The total income of all the people living in a household. Households are usually described as very low income, low income, moderate income, and upper income for that household size, based on their position relative to the regional median income.

Housing Affordability - Based on State and Federal standards, housing is affordable when the housing costs are no more than 25 percent of household income.

Housing Unit - A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Human Services - The programs which are provided by the local, state, or federal government to meet the health, welfare, recreational, cultural, educational, and other special needs of its residents.

Implementation Measure - An action, procedure, program, or technique that carries out general plan policy.

Income Categories - Four categories for classifying households according to income based on the median income for each County. The categories are as follows: Very Low (0-50% of County median); Low (50-80% of County median); Moderate (8-120% of County median); and Upper (over 120% of County median).

Infrastructure - The physical systems and services which support development and population, such as roadways, railroads, water, sewer, natural gas, electrical generation and transmission, telephone, cable television, storm drainage, and others.

Intensity - A measure of the amount or level of development often expressed as the ratio of building floor area to lot area (floor area ratio) for commercial, business, and industrial development, or units per acre of land for residential development (also called "density").

Issue - A problem, constraint, or opportunity requiring community action.

Intersection - Where two or more roads cross at grade.

Land Use - A description of how land use is occupied or used.

Land Use Plan - A plan showing the existing and proposed location, extent and intensity of development of land to be used in the future for varying types of residential, commercial, industrial, agricultural, recreational and other public and private purposes or combination of purposes.

Landslide - A general term for a falling or sliding mass of soil or rocks.

Liquefaction - A process by which water-saturated granular soils transform from a solid to a liquid state due to groundshaking. This phenomenon usually results from shaking from energy waves released in an earthquake.

Local Street - A street providing direct access to properties and designed to discourage through-traffic.

Local Transportation Authority - Currently designated by the Board of Supervisors to mean the Orange County Transportation Authority. *(Preceding definition added per GPA 92-3).*

Lot - The basic unit of land development. A designated parcel or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon as a unit.

Median Income - The annual income for each household size which is defined annually by the Federal Department of Housing and Urban Development. Half of the households in the region have incomes above the median and half are below.

Mobile Home - A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required utilities.

National Flood Insurance Program - A federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

Noise - Any undesired audible sound.

Noise Exposure Contours - Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and Ldn are the metrics utilized to describe community noise exposure.

Non-Domestic Water - Water consisting of but not limited to, a combination of treated wastewater and intercepted surface stream flow, supplemented by other waters including potable water.

Open Space - Any parcel or area of land or water essentially unimproved and set aside, designated, dedicated or reserved for public or private use or enjoyment.

Overcrowding - As defined by the Census, with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches.

Parcel - a lot or tract of land.

Policy - Statements guiding action and implying clear commitment found within each element of the general plan (e.g., "Provide incentives to assist in the development of affordable housing").

Program - A coordinated set of specific measures and actions (e.g., zoning, subdivision procedures, and capital expenditures) the local government intends to use in carrying out the policies of the general plan.

Redevelopment - Redevelopment, under the California Community Redevelopment Law, is a process with the authority, scope, and financing mechanisms necessary to provide stimulus to reverse current negative business trends, remedy blight, provide job development incentives, and create a new image for a community. It provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare. In a more general sense, redevelopment is a process in which existing development and use of land is replaced with newer development and/or use.

Rehabilitation - The upgrading of a building previously in a dilapidated or substandard condition, for human habitation or use.

Restoration - The replication or reconstruction of a building's original architectural features, usually describing the technique of preserving historic buildings.

Right-of-Way - A strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary or storm sewer, or other similar uses.

Sensitive Species - Includes those plant and animal species considered threatened or endangered by the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game according to Section 3 of the Federal Endangered Species Act. Endangered - any species in danger of extinction throughout all, or a significant portion of, its range. Threatened - a species likely to become an endangered species within the foreseeable future throughout all, or a portion of, its range. These species are periodically listed in the Federal Register and are, therefore, referred to as "federally listed" species.

Sewer - Any pipe or conduit used to collect and carry away sewage from the generating source to a treatment plant.

Site Plan - The development plan for one or more lots on which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, floodplains, marshes and waterways; open spaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; any other information that reasonably may be

required in order that an informed decision can be made by the approving authority.

Solar Access - A property owner's right to have the sunlight shine on his/her land.

Solid Waste - Unwanted or discarded material, including garbage with insufficient liquid content to be free flowing, generally disposed of in land fills or incinerated.

Special District - A district created by act, petition or vote of the residents for a specific purpose with the power to levy taxes.

Special Needs Groups - Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under State planning law, these special needs groups consist of the elderly, handicapped, large families, female-headed households, farmworkers and the homeless.

Standard Metropolitan Statistical Area (SMSA) - A county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or twin cities of a combined population of at least 50,000.

Stationary Source - A non-mobile emitter of pollution.

Subdivision - The division of a lot, tract or parcel of land that is the subject of an application for subdivision.

Survey - The process of precisely ascertaining the area, dimensions and location of a piece of land.

Transportation Systems Management - Individual actions or comprehensive plans to reduce the number of vehicular trips generated by or attracted to new or existing development. TSM measures attempt to reduce the number of vehicle trips by increasing bicycle or pedestrian trips or by expanding the use of bus, transit, carpool, vanpool, or other high occupancy vehicles.

Water Course - Any natural or artificial stream, river, creek, ditch, channel, canal, conduit, culvert, drain, waterway, gully, ravine or wash in which water flows in a definite channel, bed and banks, and includes any area adjacent thereto subject to inundation by reason of overflow or flood water.

Wetland - An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of



vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

Zoning - A police power measure, enacted primarily by units of local government, in which the community is divided into districts or zones within which permitted and special uses are established as are regulations governing lot size, building bulk, placement, and other development standards. Requirements vary from district to district, but they must be uniform within the same district. The zoning ordinance consists of a map and text.

Zoning District - A geographical area of a city zoned with uniform regulations and requirements.

Zoning Map - The officially adopted zoning map of the city specifying the uses permitted within certain geographic areas of the city.

